

# DURDEN & HUNT

INTERNATIONAL



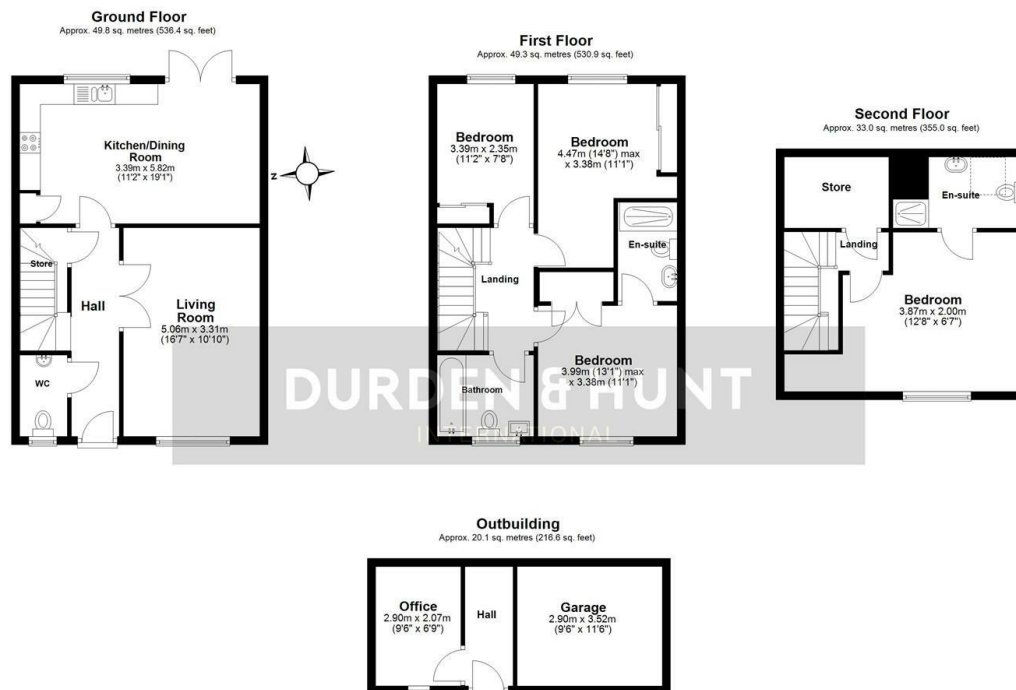
## Dove Court, Colchester CO3

Offers In Excess Of £400,000

- Great Transport Links
- Open Plan Kitchen Diner
- Two Bedrooms With En Suites
- Garage And Off Road Parking
- Separate Living Room
- Two Additional Bedrooms
- Good Sized Garden
- Downstairs WC
- Contemporary Family Bathroom

1-3 Crouch Street, Colchester, CO3 3EN

<https://www.durdenandhunt.co.uk>



Total area: approx. 152.3 sq. metres (1638.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modaphotobut | www.modaphoto.co.uk  
Plan produced using PlanUp

Dove Court, Colchester

## Viewings

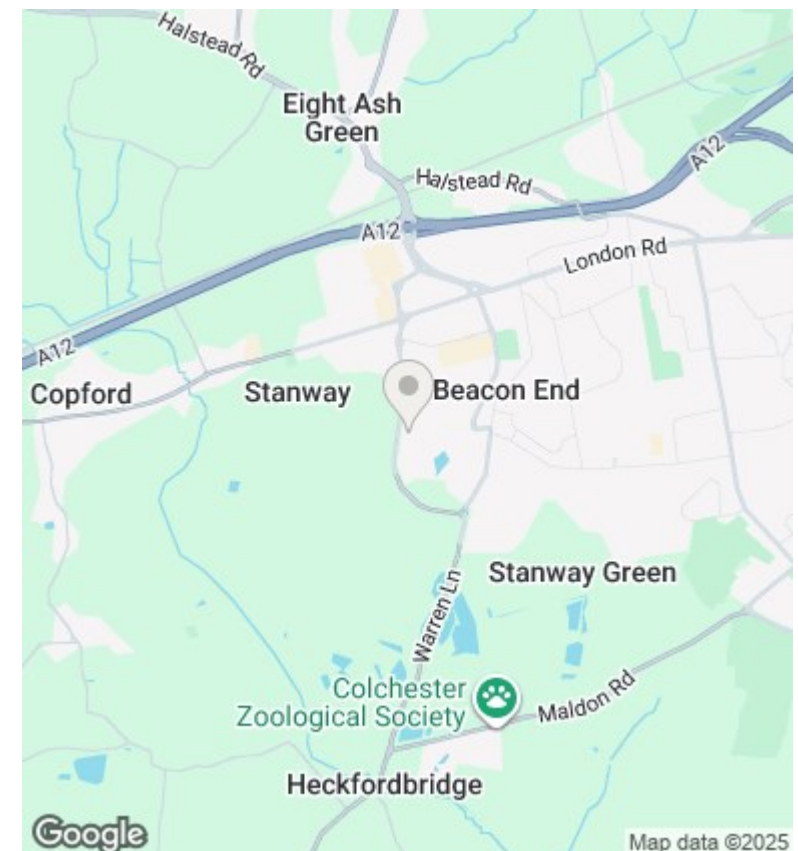
Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

E

## EPC Rating:

B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |