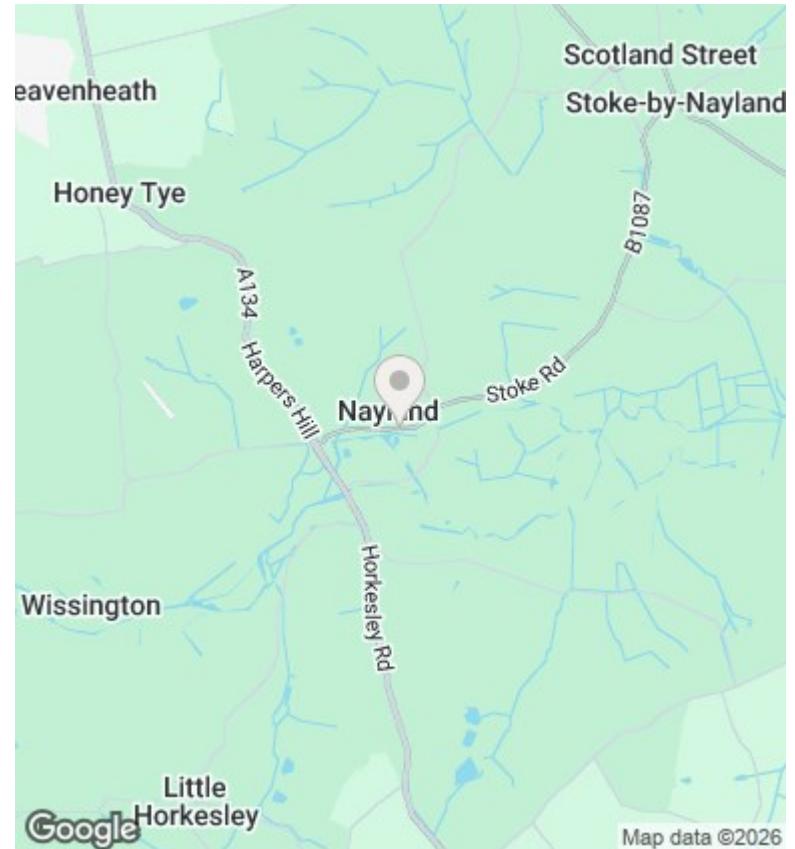




## 41 Bear Street, Nayland, Colchester, CO6 4HX

£1,695 PCM

- AVAILABLE END OF JANUARY 2026
- IMMACULATE THROUGHOUT
- TURN KEY PROPERTY
- GROUND FLOOR MAISONETTE
- RECENTLY REFURBISHED
- CHARACTER PROPERTY
- FULLY FURNISHED AND EQUIPPED
- OFF ROAD PARKING
- OIL MAINS HEATING



## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	