

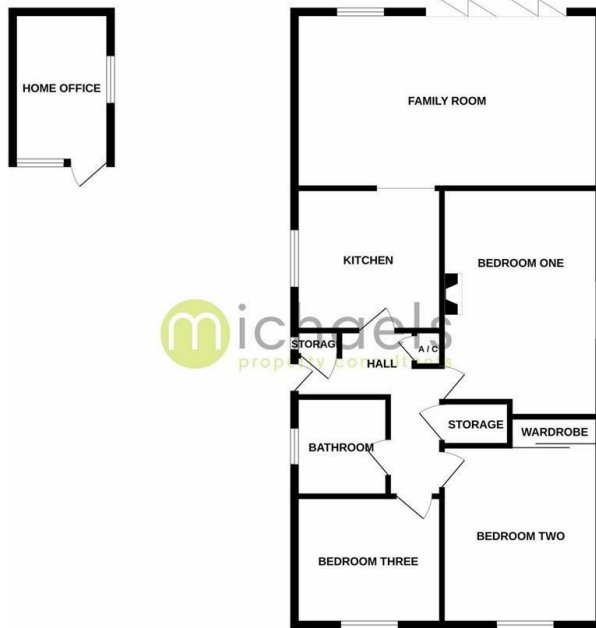


## Barn View Church Road, Thorrington, Colchester, CO7 8HS

£1,400

- Detached Bungalow
- Field Views to the Rear
- Excellent Sized Rear Garden
- Available 30th April 2024
- Three Double Bedrooms
- Modern Kitchen with Appliances
- External Home Office
- Off Road Parking for Multiple Vehicles
- Modern Bathroom with Waterfall Shower
- Unfurnished

GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	