



42 Peache Road, Colchester, CO1 2FS

£1,100

- 2 Bedroom Coach House
- Modern Kitchen
- Near Well-Regarded Schools
- Fully Refurbished Throughout
- Close To Train Station (Direct To London Liverpool Street)
- Short Journey To Colchester City Centre
- Extra-Large Living Area
- Close To Local Shops And Amenities

Ground Floor
Approx. 5.9 sq. metres (63.0 sq. feet)



Total area: approx. 65.2 sq. metres (701.4 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.

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Plan produced using PlanUp.

Peaches Road



Directions

Viewings

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

Council Tax Band

B

EPC Rating:

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