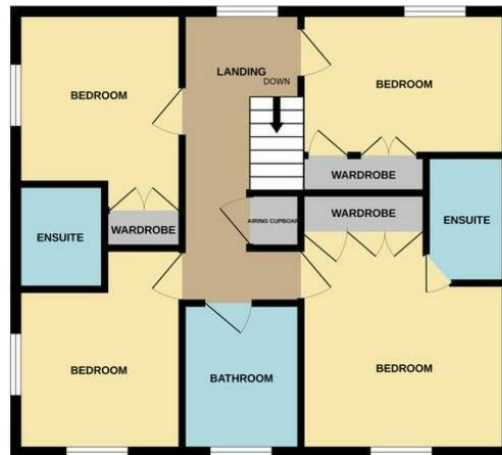
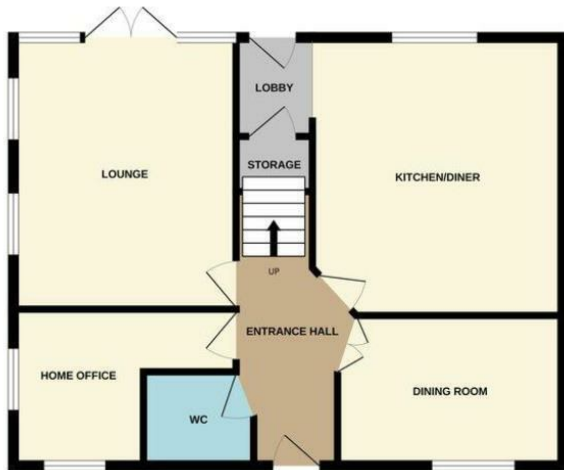




## 75 Old Ferry Road, Wivenhoe, Colchester, CO7 9SW

£2,200

- Detached Family Home
- Lounge & Dining Room
- Garage & Off Road Parking
- Walking Distance To Train Station (Liverpool Street/Stratford)
- Four Double Bedrooms
- Kitchen/ Breakfast Room
- Ground Floor Office/Study
- Two En Suite Bathrooms & Family Bathroom
- Lower Wivenhoe Position
- Available Now



## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	