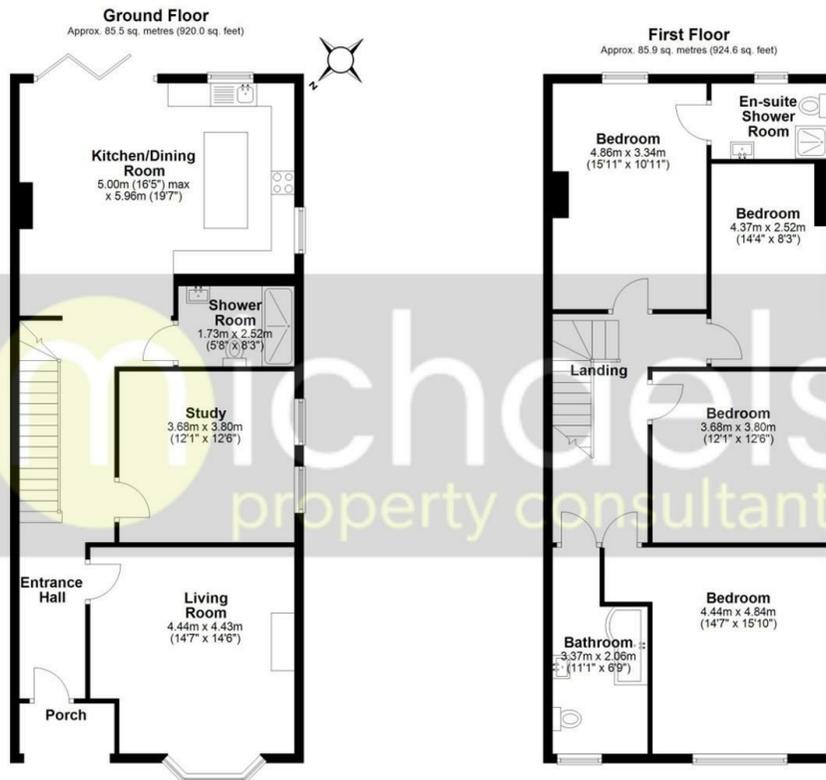




## 196 Maldon Road, Colchester, CO3 3AZ

£2,500 Per Calendar Month

- An Exceptional Re-Imagined & Re-Configured Four Bedroom Semi-Detached Home
- Ground Floor Shower Room & W.C.
- Impressive Entrance Hall & Landing With Glass Balustrade Staircase
- Two Excellent Reception Rooms
- Generous Private & Enclosed Rear Garden
- En-Suite To Master Bedroom & First Floor Family Bathroom
- Herringbone Flooring
- Popular Maldon Road Location - Close To An Array Of Private & Comprehensive Schooling, City Centre & Amenities
- Off Road Parking On Private Driveway To Front



Total area: approx. 171.4 sq. metres (1844.6 sq. feet)  
Maldon Road, Colchester



## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	