



## 32 Kensington Road, Colchester, CO2 7FH

£1,300 Per Month

- Semi Detached House
- South Facing Garden
- Walking Distance to Colchester City Centre
- Available August 2024
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Shops and Schools Nearby
- Fitted Wardrobe to Second Bedroom
- Freshly Decorated Throughout
- Unfurnished



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and are for guidance only. No responsibility is taken for any errors, omissions or misrepresentation. This plan is for illustrative purposes only and should not be used as such by 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC