



## 35 Brook Street, Colchester, CO1 2UT

£995

- 2 / 3 Bedroom Home
- Single Bedroom/Dressing Room
- Public Transport
- Large Living & Dining Room
- City Centre Location
- Available Now
- 2 Double Bedrooms
- Patio Area

## Directions

## Viewings

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

## Council Tax Band

A

## 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>		
(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	