



14 Brook Street, Colchester, CO1 2UT

£995

- Recently Redecorated Throughout
- White Goods Appliances Included
- Convenient Colchester Location
- Close To Highly Regarded Local Schools
- Bright And Spacious Living Room
- Two Well-Proportioned Bedrooms
- Excellent Transport Links Nearby
- Modern Kitchen
- Private Garden
- Within Close Proximity To Hythe and City Centre Train Stations



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix (2020)



Directions

Viewings

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

Council Tax Band

A

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	