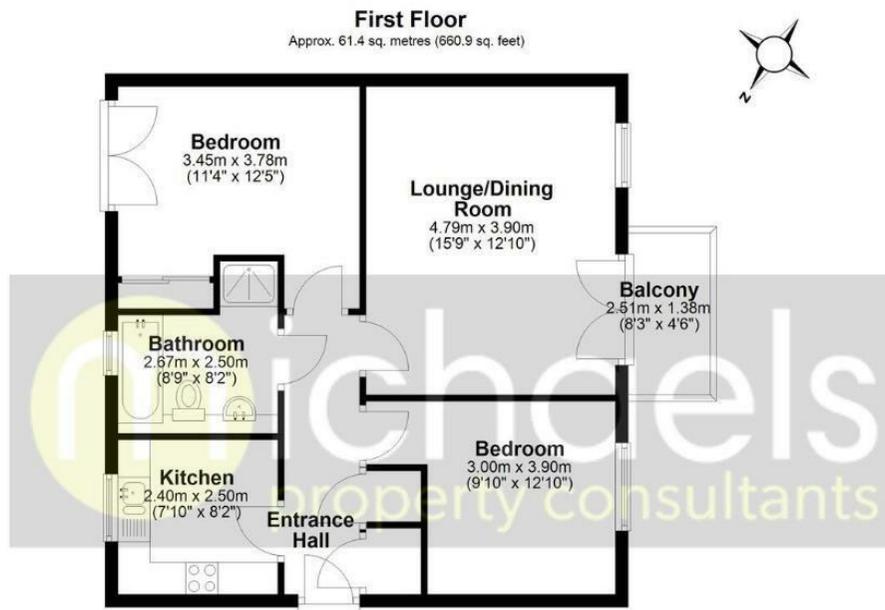




## 13 Turbine Road, Colchester, CO4 5ZW

£1,100

- Re-Decorated Throughout
- Modern Three-Piece Family Bathroom
- Conveniently Located Near Hospital
- Two Double Bedrooms
- Separate Kitchen With White Goods Included
- Within Easy Reach Of Town Centre And Local Amenities
- Spacious Living Room With Private Balcony Area
- Ideal For Commuters – Close To North Station

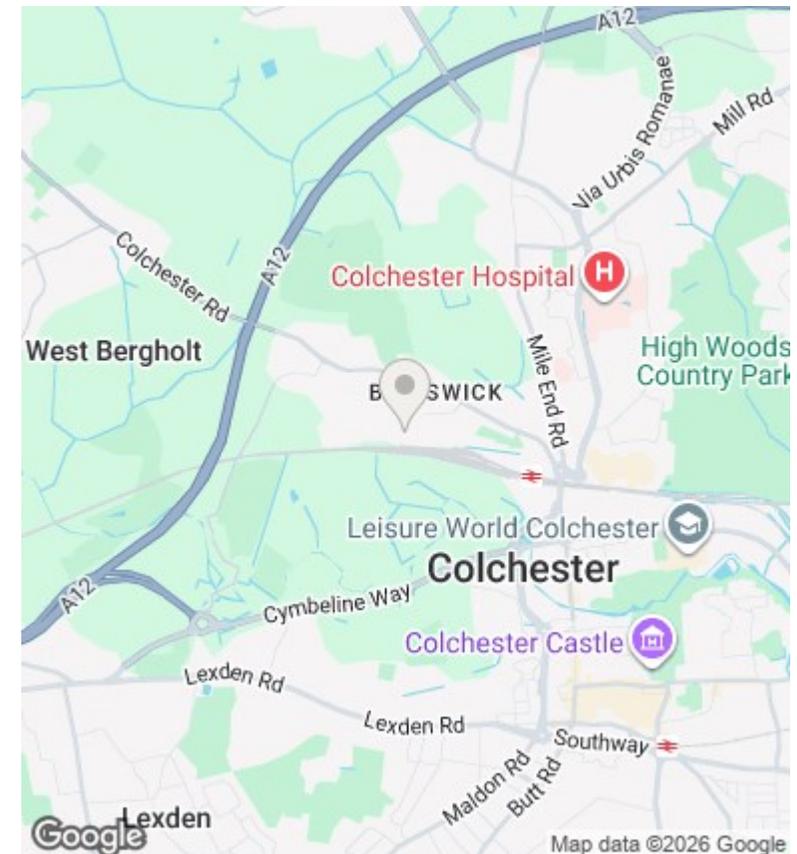


Total area: approx. 61.4 sq. metres (660.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Turbine Road, Colchester**



## Directions

## Viewings

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

## Council Tax Band

B

## 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	