



## 17 Charles Street, Colchester, CO1 2BL

£1,250 Per Calendar Month

- TWO DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- UNFURNISHED
- NEW CARPETS LAID TO DOWNSTAIRS
- REAR GARDEN
- AVAILABLE MARCH
- MODERN KITCHEN
- CLOSE TO TOWN

Directions

Viewings

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

Council Tax Band

EPC Rating:

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |