



## Hutley Drive, Colchester, CO4

**£345,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

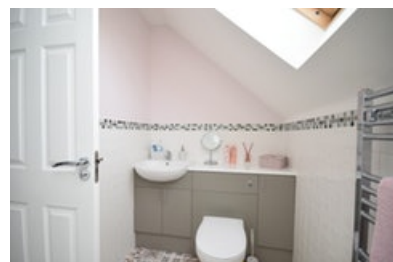
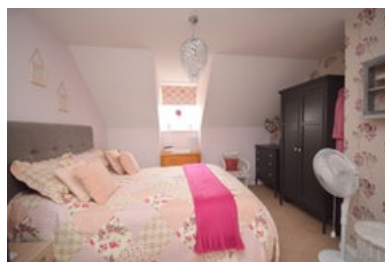
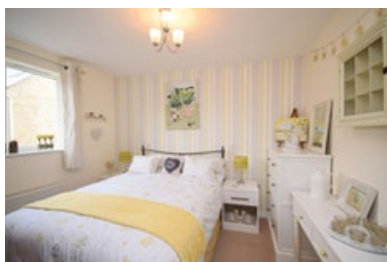
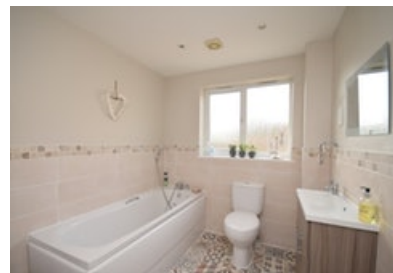
HouseSimple are pleased to present this very spacious 4 Bedroom Semi-Detached Property in Colchester.

## Key features:

- 4 Bedroom Townhouse
- Short walk to North Station and Hospital
- Cloakroom
- Living room with Juliet balcony
- Kitchen / diner / utility
- Four generous bedrooms
- Two en suites and family bathroom
- Low maintenance rear garden
- Off road parking and garage
- Good local schools
- Freehold

## Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band D (£1646.28 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



HouseSimple are pleased to present this very spacious 4 Bedroom Link-Detached Townhouse in Colchester.

A well maintained four bedroom Townhouse offering good living space over 3 floors.

Comprising of kitchen / diner/ utility.

Four bedrooms, two with en-suite shower rooms, a modern family bathroom. Off road parking for 2 cars plus garage. A low maintenance rear garden.

Located within a short walk to Colchester North station, and Colchester General Hospital. Easy access to A12.

Supermarket and shops nearby.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**1, Hutley Drive, COLCHESTER, CO4 5FU**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 2448-5029-7235-0287-9950
<b>Date of assessment:</b> 24 May 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 May 2013	<b>Total floor area:</b> 109 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,151</b>
<b>Over 3 years you could save</b>	<b>£ 171</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 252 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 171 over 3 years                 </div>
<b>Heating</b>	£ 1,557 over 3 years	£ 1,584 over 3 years	
<b>Hot Water</b>	£ 342 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,151</b>	<b>£ 1,980</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

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

Current	Potential
72	83

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 60
2 Solar water heating	£4,000 - £6,000	£ 117
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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**MISREPRESENTATION ACT, 1967.**

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