



Morant Road, Colchester, CO1

£245,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this attractive and charming property in Colchester. This three bedroom property benefits from a modern kitchen and bathroom. The property benefits from being in the New Town area, close to the main high street with all the usual amenities nearby. The property

Key features:

- Three bedroom
- Good location
- Modern kitchen and bathroom
- Private garden

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band B (£1342.81 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** None



HouseSimple is pleased to present this attractive and charming property in Colchester. This three bedroom property benefits from a modern kitchen and bathroom.

The property benefits from being in the New Town area, close to the main high street with all the usual amenities nearby.

The property benefits from an open plan living and dining area with downstairs bathroom and private garden. There is a good sized family bathroom and on the top floor with 3 good size bedrooms making this an ideal family home.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

123, Morant Road, COLCHESTER, CO1 2JB

Dwelling type: Semi-detached house	Reference number: 8916-7127-4330-8459-2926
Date of assessment: 21 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 April 2016	Total floor area: 65 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 3,762
Over 3 years you could save	£ 1,719

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 1,719 over 3 years </div>
Heating	£ 3,018 over 3 years	£ 1,698 over 3 years	
Hot Water	£ 609 over 3 years	£ 210 over 3 years	
Totals	£ 3,762	£ 2,043	

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

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">41</td> <td style="text-align: center; font-size: 2em;">73</td> </tr> </table>	Current	Potential	41	73	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential					
41	73					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 105
2 Cavity wall insulation	£500 - £1,500	£ 651
3 Floor insulation (suspended floor)	£800 - £1,200	£ 93

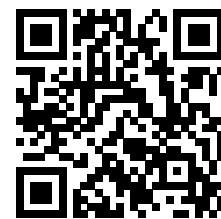
See page 3 for a full list of recommendations for this property.

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 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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