

# COMPASS

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**WHEELRIGHTS, COLCHESTER ROAD, WIX**



**FOR RENT @ £1100pcm      DEPOSIT £1250**

**2 BEDROOM MODERN TERRACE HOUSE  
LOUNGE, KITCHEN/DINING ROOM  
UPVC DOUBLE GLAZING, CLOAKROOM  
GAS C/H, OFF STREET PARKING  
ENCLOSED COURTYARD REAR GARDEN  
UNFURNISHED, AVAILABLE NOW**

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## **12 Wheelrights, Off Colchester Road, Wix CO11 2BG...**

**Outside storm porch with light & part glazed composite entrance door to: -**

### **Kitchen/ Dining Room**

**13'6 x 12' (9'2 min).** Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards below, stainless steel single drainer sink with chrome mixer tap, built in electric oven, gas hob & stainless steel chimney style hood, tiled splash backs, integrated dishwasher, space & plumbing for washing machine, space for fridge/freezer, radiator, inset ceiling lighting, gas boiler, under stair cupboard, UPVC double glazed windows to front, door to: -

### **Lounge**

**17' max x 12 max.** UPVC double glazed window to rear, 2 radiators, UPVC part glazed door to rear garden, stairs to first floor, door to: -

### **Cloakroom**

White suite with close-coupled WC, pedestal hand wash basin with mixer tap & pop-up waste, 1/2 tiled wall to sink area, radiator, vinyl flooring, extractor fan.

### **Stairs & Landing**

Doors to both bedrooms & bathroom.

### **Bedroom 1**

**12' x 12'5 (7'5 min).** UPVC double glazed windows to front, radiator.

### **Bedroom 2**

**9' x 8'9.** UPVC double glazed window with views over fields to the rear, radiator, built in wardrobe.

### **Bathroom**

White suite comprising panelled bath with shower mixer taps, close-coupled WC, pedestal hand wash basin with mixer tap & pop-up waste, radiator, vinyl flooring, extractor fan, part tiled walls.

### **Outside**

Open plan lawn front garden with path to front door. Allocated parking space for 1 car & bin storage. To the rear is south facing paved courtyard garden enclosed by fencing & shrubs.

### **Council Tax**

Band B: £1,709.48 pa (April 2025 - March 2026).

