

oakheart

£1,100 Per Month

Per Month  
Daniell Drive, Colchester



Well presented throughout, this two-bedroom maisonette is located in the Shrub End area of Colchester. Offering various amenities nearby including local supermarkets, well-rated schooling and Colchester Zoo is just a short distance away for a family day out. The property also provides easy access to Colchester Town Centre, Stanway's developing retail parks and the A12/A120 for city links.

Well presented throughout, the property comprises of a generous lounge with fitted storage, a kitchen providing a range of cream wood units, a fridge/freezer, integrated oven, dishwasher and a washing machine. Both the master and second bedrooms are of double size, with the master benefitting from a built-in wardrobe. Tiled throughout, the family bathroom provides a

three-piece suite including a bath with a shower fixture.

Externally, the property provides off street parking and additional parking is available on street. Offered unfurnished and available from the End of April onwards.

The property also includes a large private garden with access directly from the front entrance door.





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PROPERTY

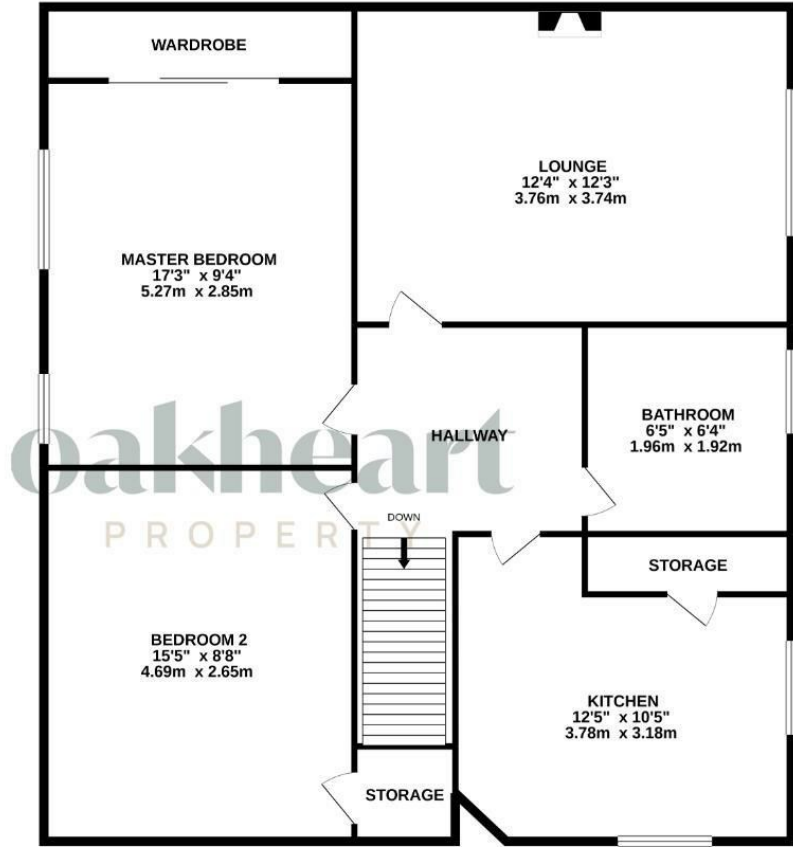
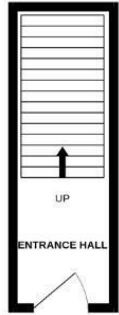






GROUND FLOOR

1ST FLOOR



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PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester Borough

**Tenure:**

**Council Tax Band:**  
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.