

oakheart



£2,200 Per Month

Per Month
Wheatfield Road, Stanway

A substantial four/five bedroom family home which is situated in the highly sought after area of Stanway. With highly rated located schooling and the Tollgate retail park nearby; this house ticks all of the boxes.

The accommodation comprises of a large living room, separate dining room and an additional room that would make the ideal study. The kitchen/diner offers

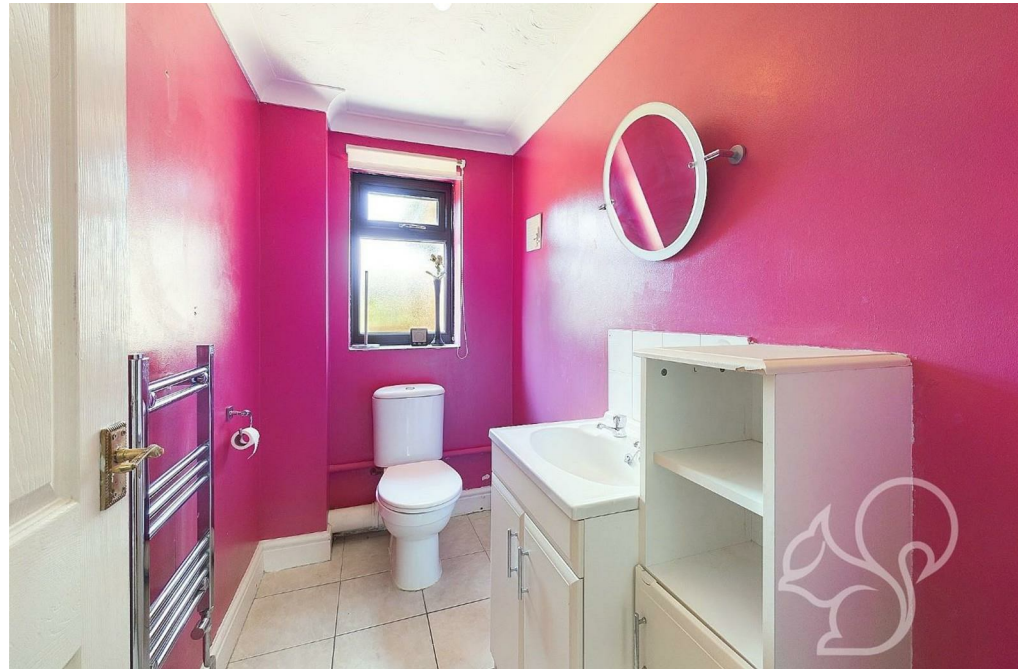
space for entertaining and features some appliances. The downstairs accommodation is completed with a WC and a utility room. Heading upstairs there are four double bedrooms which all feature built-in storage, with the primary bedroom boasting an ensuite bathroom. There is also a modern fitted shower room which features plenty of storage and a walk-in shower. The loft space has been converted to

offer an additional room which could make the ideal playroom or even a fifth bedroom. Externally there is an enclosed rear garden, garage and off-road parking.

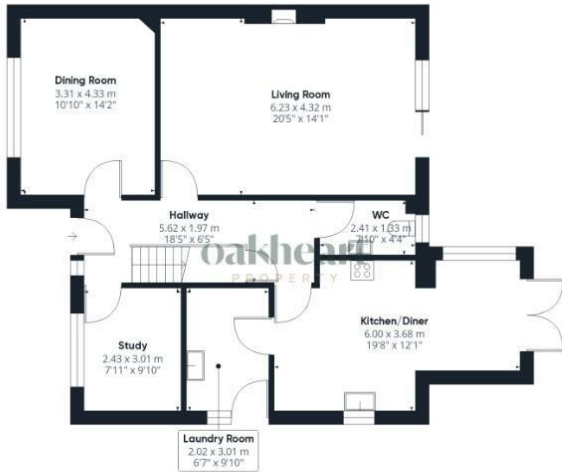
The property is offered unfurnished and is available for immediate occupancy. Call the Oakheart lettings team for further information.



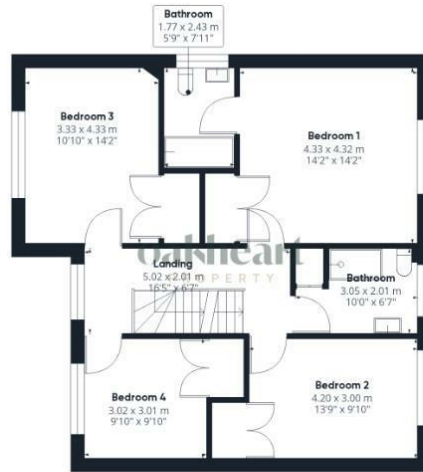




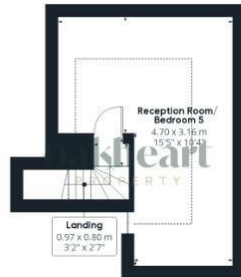




Ground Floor



Floor 1



Floor 2

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Approximate total area¹⁾

190.37 m²
2049.13 ft²

Reduced headroom

15.68 m²
168.78 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

£3044

Tenure:

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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