

oakheart

£1,250 Per Month

Per Month

Daniell Drive, Colchester

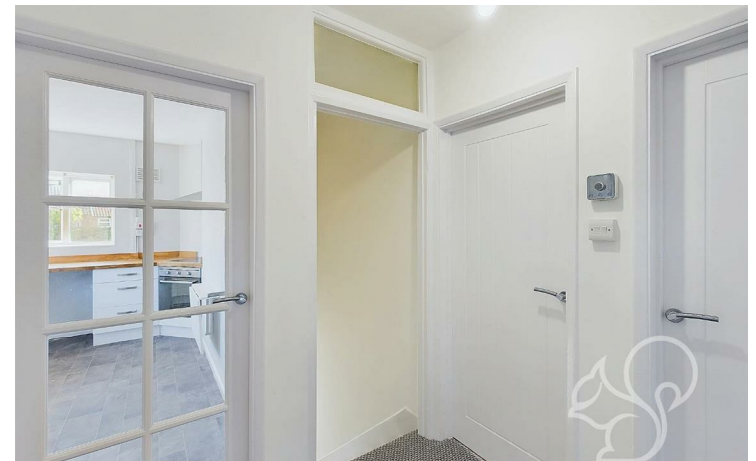


Newly Refurbished, this two-bedroom maisonette is located in the Shrub End area of Colchester. Offering various amenities nearby including local supermarkets, well-rated schooling and Colchester Zoo is just a short distance away for a family day out. The property also provides easy access to Colchester 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 and a kitchen providing a range of units. 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 end of August.

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











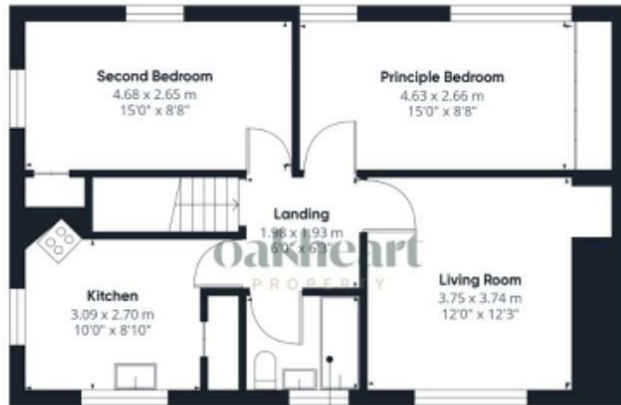




**oakheart**



Ground Floor



Floor 1

Approximate total area<sup>2</sup>

64.33 m<sup>2</sup>

692.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

CHRAFFE360

**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.

Oakheart Lettings - Essex  
01206 803 303  
essexlettings@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**