



oakheart

£1,100 Per Month

Per Month

Myrtle Grove, Colchester

Offering well-proportioned accommodation is this three-bedroom mid-terrace residence. Boasting two reception rooms, a charming fitted kitchen with integrated appliances leading to the ground floor bathroom with built-in storage and underfloor heating. With three good-size bedrooms, of which the third offering dual aspect windows and integral cupboards. Further, the residence provides an enclosed rear garden, mainly lawn laid with a patio path.

With entrance gained through the lounge, carpeted through the hallway and into the dining room. Fitted in the last few years, the kitchen offers wood units, solid oak wood countertops as well as integrated appliances including a double oven. Through a small lobby area with rear access, is the ground floor bathroom, fitted within the last five years and offering a three-piece suite including a heated towel rail and underfloor heating. On the first floor,

is primarily all three bedrooms, one generous double bedroom, and two well-proportioned singles.

Benefitting from an enclosed rear garden with a generous lawn area, a patio path with plant border, ideal for entertaining. Parking is available on-street.

Call Oakheart today to book a viewing!

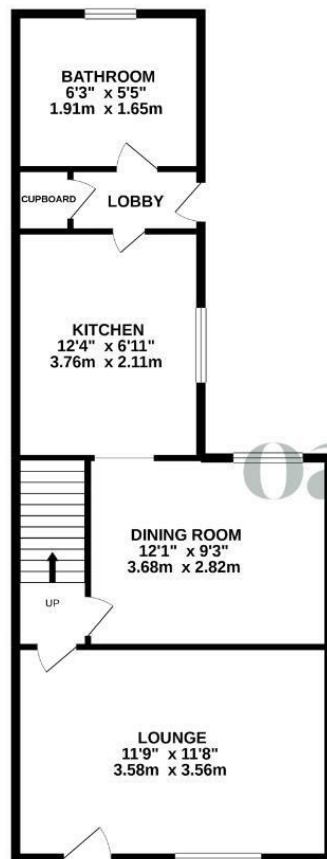








GROUND FLOOR



1ST FLOOR



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 for only 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:

Tenure:

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(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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