

oakheart

£1,200 Per Month

Per Month

Canterbury Road, Colchester



This 2 bedroom semi-detached property built in the 1900s boasts both character and charm. The house offers spacious living accommodations, a comfortable lounge, and a separate dining room with beautiful original fireplaces.

The kitchen is situated at the rear of the property and offers ample storage space and work surfaces, Upstairs

are two good-sized bedrooms, one of which has a built-in wardrobe, and a family bathroom with a modern suite.

Outside, the property benefits from an impressive 80ft+ garden that is mainly laid to lawn and has a patio area, perfect for outdoor entertaining. There is also a handy storage shed at the bottom of the garden.

This property benefits from gas central heating and double glazing throughout, making it energy efficient and comfortable to live in. The location is highly desirable, within easy reach of local amenities and excellent transport links. Offered unfurnished and available from the end of January.





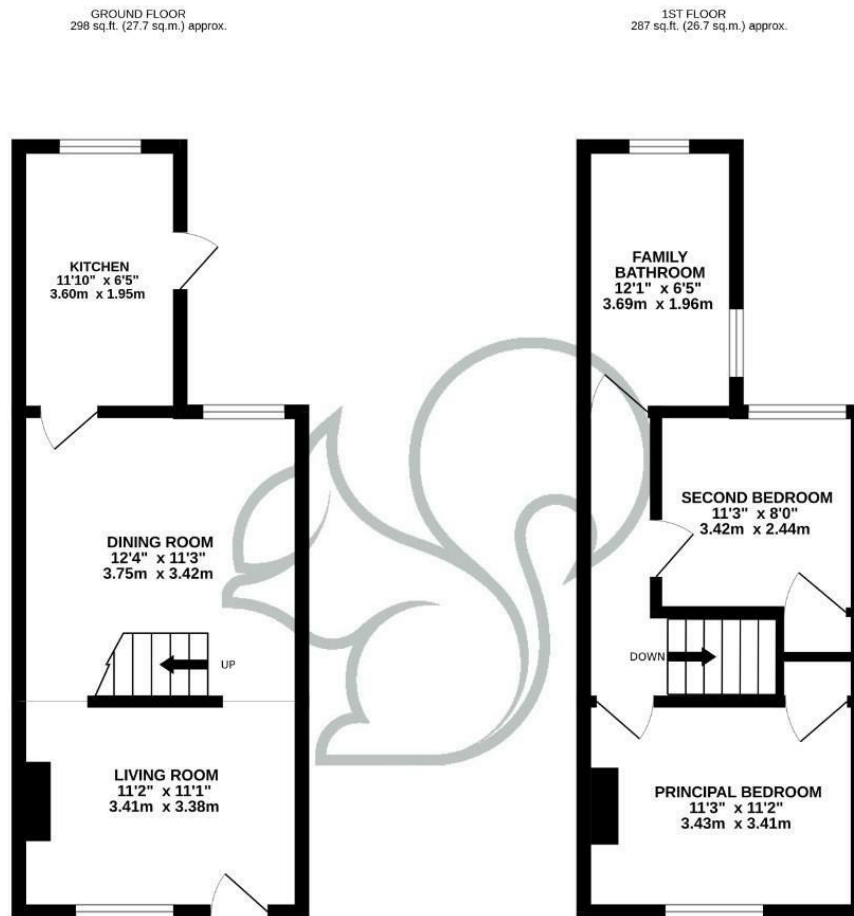












TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

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

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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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.

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