



93 RICHARD AVENUE, WIVENHOE, CO7 9HY

NP NICHOLAS
PERCIVAL

A NEWLY REDECORATED SEMI-DETACHED HOUSE IN A QUITE POSITION WITH THE BENEFIT OF GAS FIRED CENTRAL HEATING, PRETTY REAR GARDEN AND AMPLE PARKING.

EPC RATING: C72

COUNCIL TAX: COLCHESTER CITY COUNCIL BAND B

RENT: £1,100 PCM EXCL

DEPOSIT: £1,265

HOLDING DEPOSIT: £253



ACCOMMODATION:

Lounge

with two windows to front, laminate flooring, under stairs cupboard, door to front, stairs to first floor, door to

Kitchen

with window and door to rear, newly fitted kitchen with range of eye level and base units beneath worktops, stainless steel sink and drainer unit, plumbing for washing machine, integral electric double

oven and four ring gas hob, tiled floor.

FIRST FLOOR

Bedroom 1

with window to rear, radiator, TV point, boiler cupboard.

Bedroom 2

with window to front, radiator, BT point.

Bathroom

with suite comprising bath with shower over, pedestal wash hand

basin, low level W.C., new vinyl flooring, radiator, part tiled walls, shelving unit.

OUTSIDE

There is a delightful enclosed rear garden, laid mainly to lawn with flower border, shed and covered hardstanding area, driveway parking for at least two cars.

Viewing

Strictly by prior appointment through the Landlord's letting agent

Nicholas Percival (Colchester)
01206 563222 or please email
info@nicholaspercival.co.uk our
ref: **RL.877**



Source; Ofcom.org.uk

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The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	7 Mbps	0.8 Mbps	✓
Superfast	54 Mbps	14 Mbps	✓
Ultrafast	1000 Mbps	800 Mbps	✓

Networks in your area - Openreach, Vx Fiber
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

⚠️ You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
EE, Three

[Find out what these results mean](#)

[About this broadband checker](#)

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Indoor Outdoor

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages. More information on the factors that impact signal can be found in our FAQ.

5G coverage is not included in the table view but can be found on the map view.

We are exploring ways to improve Ofcom's mobile coverage checker. Please [share your feedback](#) to inform our work in this area.

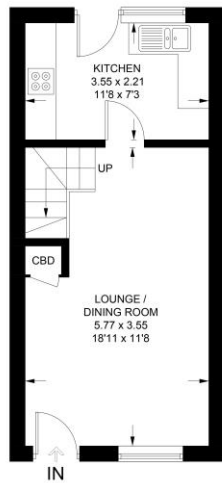
Data last updated: June 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Limited	Limited

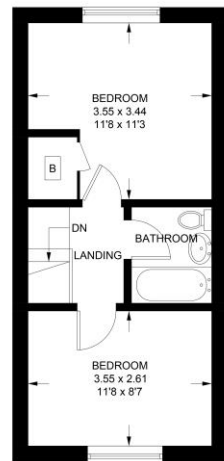
⚠️ 5G is predicted to be available around your location from the following provider(s): Three. Please note that this predicted 5G coverage is for outdoors only. Please see the outdoor map of available services to compare coverage.

Richard Avenue

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Ground Floor
29.2 sq m / 314 sq ft



First Floor
28.9 sq m / 311 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

