



3 COLNEFORD HILL, WHITE COLNE TO LET £1,500 PCM

Colchester, Essex, CO6 2PJ

NP NICHOLAS
PERCIVAL

To Let £1,500 pcm exclusive
Holding Deposit £346
Deposit £1,730
EPC Rating: TBC
Council Tax: Braintree District Council, Band C

A spacious and well-appointed 3-bedroom semi-detached property, located in the popular village of White Colne with the benefit of gas fired central heating, enclosed rear garden and allocated parking.



Entrance Hall

With stairs to first floor, wooden flooring, radiator, under stairs cupboard housing consumer unit, ceiling light point, wall-mounted thermostat, large double storage cupboard.

Cloakroom

With suite comprising low level W.C., wash hand basin, wooden flooring, extractor fan and inset spotlighting.

Kitchen/Dining Room 6.074m into Bay x 2.59m

With bay window to front and window to rear comprehensively fitted with range of base and eye

level units, granite worktops, 4 ring integral gas hob with extractor hood over, integral electric oven and microwave, washing machine and dishwasher, one and a half bowl sink and drainer unit, integral fridge/freezer, tiled splashback, tiled floor, radiator, inset spotlights.

Living room 5.55m x 3.19

With windows to side and rear and doors to side giving access to the garden, wooden flooring, 2 ceiling light points, radiator.

First Floor

Landing

With airing cupboard housing hot water cylinder.

Master Bedroom 4.71m x 3.18m

With windows to side and rear, double wardrobe cupboard, wooden flooring, ceiling light point, radiator, door to

En-suite Shower room

With suite comprising shower enclosure with Power Shower, concealed cistern W.C., wall-hung wash hand basin, marble tiled walls, vinyl flooring, inset spotlighting, extractor fan.

Bedroom Two 3.59m x 2.86m

With window to front, range of fitted wardrobe cupboards, wooden flooring, radiator, ceiling light point.

Bedroom Three 3.67m x 2.65m

With window to rear, double fitted wardrobe cupboard, wooden flooring, radiator, ceiling light point.

Family Bathroom

With widow to front suite comprising pedestal wash hand basin, low level W.C., bath with shower over, half tiled walls, vinyl flooring, inset spotlighting, extractor fan, electric shaver point.

Outside

To the rear of the property, there is an enclosed garden laid mainly to lawn with patio area, outside tap, gate to rear giving access to 1 allocated parking space and

2 visitor parking spaces. The front of the property is approached over a paved path, there is a brick built outbuilding providing storage (this is not secure).

Viewing

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited Tel: 01206 563222 or e-mail: info@nicholaspercival.co.uk.

Broadband & mobile coverage

Max download speed Ultrafast 1000 Mbps & upload speed 1000 Mbps available. Mobile phone coverage inside limited available with O2 and outdoor likely with EE, THREE, O2, Vodafone Source Ofcom.





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