



GARDEN COTTAGE, BERECHURCH HALL ROAD CO2 9NW

TO LET £2,500 PCM

NP NICHOLAS
PERCIVAL

A unique and spacious property finished to the highest standard in a peaceful location. Three-bedroom main cottage with one bedroom annex, garage, workshop and large garden.

To Let - £2500

Holding Deposit - £576

Deposit - £2,880

EPC – B84

Colchester City Council – Band to be assessed (previously E)

Gas central heating



The Property

Garden Cottage is unique three-bedroom property with additional, self contained one-bedroom annex. It has recently been modernized to an exceptional standard and provides both practical and luxury accommodation.

Upon entering the property, the entrance hall provides access to the cloakroom and main, open plan reception living area. The kitchen, dining and living area is light and spacious and has been carefully designed to provide separate areas for dining, entertaining and relaxing. The kitchen is a traditional shaker style

with white quartz worktop, butler sink and integrated appliances including double oven, gas hob, dishwasher and fridge/freezer. The central dining area has bi-fold doors to the garden. Finally, the sitting area has a feature fireplace with woodburning stove. From the central living area there is access to a utility room with range of units, sink and drainer unit, plumbing for washing machine and position for tumble dryer.

There are two en-suite ground floor bedrooms with fitted storage and a further bedroom on the first floor. The property also benefits from a large inner lobby with light tunnels

providing the ideal space for a study. There is access from this to the annex.

The annex, which has its own front door and gated parking area, offers open plan living area with kitchen bathroom and bedroom.

Outside

The property is approached by a private lane and is accessed via electric wooden gates. The driveway to the main property offers parking for several cars whilst there is additional parking to the front of the annex and the garage.

The garden is mainly laid to lawn with some well-established planting, glass house/potting shed and spacious patio for entertaining.

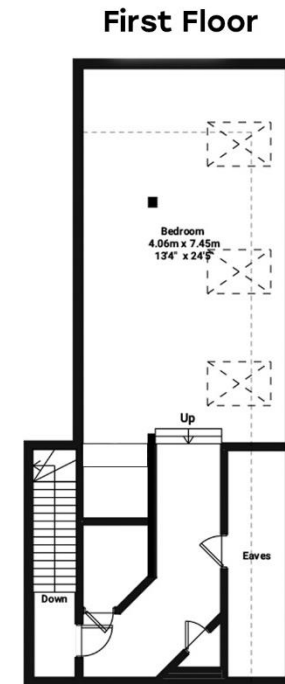
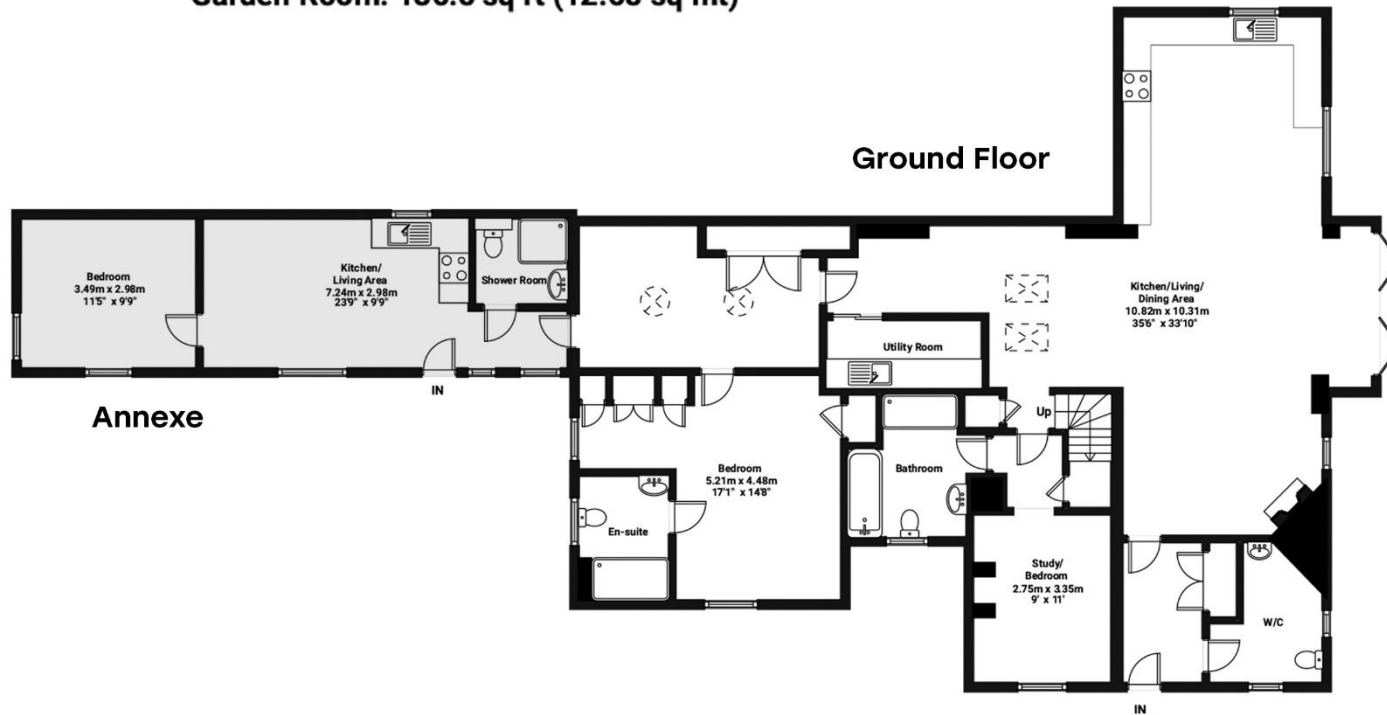
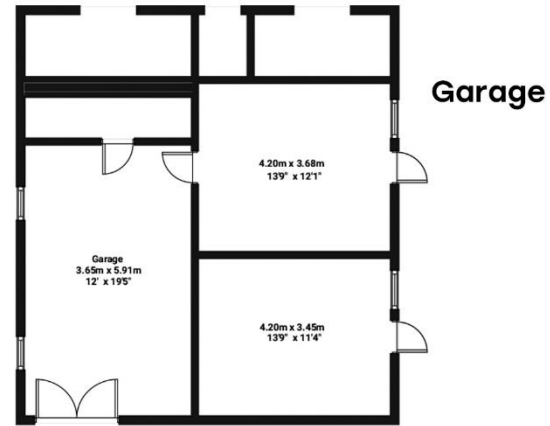
There is a garage, storage room and workshop to the front of the annexe.

Location

Garden Cottage is located down a private lane off Berechurch Hall Road, which is a short drive to Colchester. Colchester offers excellent transport links to London, good schooling options and plenty of leisure and shopping options.

Viewing strictly by prior appointment

TOTAL APPROXIMATE FLOOR AREA:
3170.5 sq ft (294.55 sq mt)
House : 2316.6 sq ft (215.21 sq mt)
Outbuildings: 717.4 sq ft (66.65 sq mt)
Garden Room: 136.5 sq ft (12.68 sq mt)





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IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;





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