



2 FORDHAM ROAD COTTAGES, WORMINGFORD CO6 2AG

TO LET £1450 PCM

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A spacious semi-detached cottage with clean modern decor in a rural setting with countryside views. Large garden and parking area.

To Let £1450 pcm – available immediately

Holding deposit £334 | Deposit £1670

EPC – E47 | Colchester City Council tax band C

Oil fired central heating



Property

The front entrance door provides direct access to a small lobby with stairs rising to the first floor and door leading to the living room. The living room is neutrally decorated with a window to the front, decorative fireplace and provides two storage cupboards, one housing the boiler. Directly from the living room is the modern kitchen, fitted with a range of white shaker style base and wall units and black worktop. There is stainless 1.5 bowl basin and drainer and finally an integrated oven, hob and extractor fan.

The kitchen has a door leading to a useful utility cupboard with plumbing for a washing machine. The bathroom is a white suite comprising bath with shower over and basin. There is a separate WC within the rear lobby.

To the first floor are three bedrooms, two large doubles with built in wardrobes and a third smaller single bedroom.

The property is presented to a good standard having been recently redecorated throughout.

Kitchen 8'11 x 10'11

Bedroom one 14'6 x 10'5

Bedroom two 12'9 x 9'7

Bedroom three 7'11 x 9'11

Outside

The front driveway provides parking for several cars. There is a large, enclosed garden to the back of the property mainly laid to lawn with some trees and shrubs. In addition, the property has a brick built shed to the rear.

Agents Notes

Viewings can be arranged directly with the landlord's letting agent, Nicholas Percival.

Ofcom

Ultrafast broadband available 1000Mbps download and upload.

Limited mobile availability with EE, Three and O2. No coverage with Vodafone.

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;