



1 FORDHAM ROAD COTTAGES, WORMINGFORD CO6 3AG

TO LET £1250 PCM

**NP** NICHOLAS  
PERCIVAL

Chartered Surveyors, Estate Agents & Commercial Property  
Beacon End Farmhouse, London Road, Stanway, Colchester, Essex. CO3 0NQ  
T: 01206 563222 E: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)



A spacious traditional semi-detached cottage with far reaching views of the Colne Valley. Parking and large gardens to the front, back and side.

To Let £1250 pcm – available immediately

Holding deposit £288 | Deposit £1440

EPC – E47 | Colchester City Council tax band C

Oil fired central heating



## Property

Upon entering the property there is small lobby with stairs rising to the first floor and door to the living room. The living room is light and spacious with an open fireplace. There are two storage cupboards, one housing the boiler. The kitchen has a range of base and wall units and pantry cupboard. From the kitchen there is access to the bathroom, WC and rear lobby. The bathroom offers bath with shower over, basin and separate WC. There is plumbing for a washing

machine within the lobby. Access to the garden is from the back door.

To the first floor there are three bedrooms, two spacious doubles and a smaller single. The second bedroom offers built in storage.

Living room 14'6 x 14

Kitchen 11 x 8'10

Bedroom one 14'7 x 10'4

Bedroom two 12'9 x 9'6

Bedroom three 9'1 x 7'11

## Outside

The property sits on a large plot with gardens to the front, back and side. The garden is mainly laid to lawn but has some larger shrubs and trees. There is a brick built shed to the rear. There is parking to the side for 2-3 cars.

## Location

The property is located within the village of Wormingford, in the Colne Valley between Colchester and Sudbury. The property offers incredible countryside views to all aspects.

## 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;