



NP NICHOLAS
PERCIVAL

To Let. £1,100 PCM

Coopers Farm Bungalow, Great Wigborough, CO5 7RE

Incorporating **BS** BIRCHALL
STEEL

A recently refurbished two-bedroom bungalow in a secluded countryside setting, located down a private drive in the village of Great Wigborough

- To Let £1100 pcm
- Holding Deposit £253
- EPC D58
- Deposit £1265
- Colchester City Council Tax Band C

Property

The side entrance door provides access into the property, with a small lobby/boot room with electric for fridge/freezer or similar appliance. From here the kitchen is light and spacious with views to the fields surrounding the property. The kitchen is recently fitted with a range of base and wall units, which are a neutral stone colour with modern chrome handles and an oak effect worktop. The kitchen features a 1.5 bowl stainless steel sink and drainer, integrated hob, extractor and double oven. There is space and plumbing for a washing machine and one other appliance. From here there is a hallway providing access to the front door, sitting room, two bedrooms, bathroom and WC.

The sitting room is again spacious, light and airy with added benefit of a multi-fuel stove. There are two large double bedrooms one to the front and one to the rear of the property. Both are recently decorated with a dark grey carpet. The bathroom is a white suite with basin, bath with shower over, grey tiles and chrome fittings. There is a separate WC adjacent to the bathroom. There are also two storage cupboards within the hallway. The property was refurbished by the owners within the last 2 years including new windows, electric heating, kitchen, bathroom, decoration and flooring.

Outside

The garden area is securely fenced off and mainly laid to lawn with a feature rose bush. There is a garden shed for storage and parking for 2 cars.

Situation

The property is located in the village of Great Wigborough, down a private lane off the main Maldon Road. The property is in a peaceful and rural position with far reaching countryside views to all aspects including the estuary to the rear



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Viewing is strictly by appointment
with the Sole Letting Agents.

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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.