

A two-story pink cottage with a red-tiled roof, white window frames, and two brick chimneys. The house is set in a green lawn with a paved driveway and a black metal fence. A large evergreen tree is on the left, and a brick wall is on the right. The sky is blue with white clouds.

NP NICHOLAS
PERCIVAL

To Let. £2,500 PCM
Pink Cottage, London Road, Stanway

Incorporating **BS** BIRCHALL
STEEL



A newly refurbished and extended four-bedroom detached cottage, within the heart of Stanway finished to an exceptionally high standard. The finish of the property is to the highest standard and every small detail has been considered.

TO LET £2500 pcm | Holding deposit £576 | Deposit £2,880

EPC D | Colchester Council Tax band rating E

Mains water, electric and drainage | Oil fired central heating

Access is gained through an attractive timber porch over the front door, which leads into a spacious lobby and exposed timbers. The lobby opens to the double fronted sitting room with an ornamental exposed brick chimney breast. There is a second smaller snug/playroom accessed via the central hall and a newly constructed extension containing a spacious kitchen/dining room. The kitchen is the heart of the home, shaker style wall and base units, featuring all built-in appliances surround a large central island. Completing the ground floor accommodation is a cloakroom and utility/boot room.

On the first floor are 4 good sized bedrooms, two with en-suite shower rooms and a family bathroom with feature bath and separate rain fall shower enclosure.

Externally, there is a private driveway to the front accessed via manual double 5 bar gates with parking for 3-4 cars. To the rear there are stone patios to the side and back, with a new lawn area. The landlord proposes some additional landscaping works in the planting season. The property is secured via a 6-foot post and panel fence.

There is a garden shed to the rear for storage.





Pink Cottage

London Road, Stanway

Sat-Nav Ref: **CO3 8NZ**

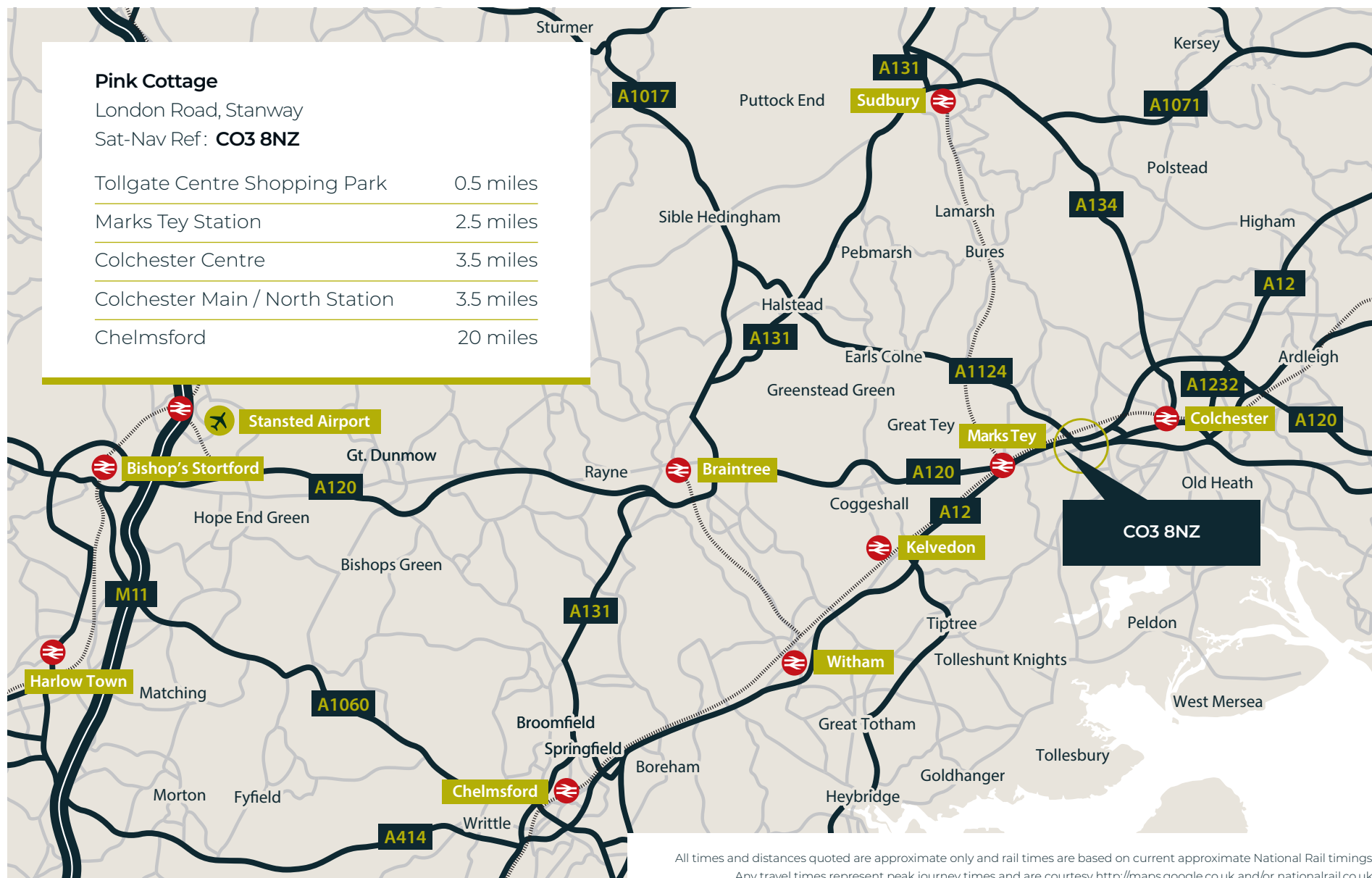
Tollgate Centre Shopping Park 0.5 miles

Marks Tey Station 2.5 miles

Colchester Centre 3.5 miles

Colchester Main / North Station 3.5 miles

Chelmsford 20 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Pink cottage is located within the heart of Stanway on London Road, with excellent transport links, schools, shops and entertainment surrounding it. London can easily be accessed via the stations at Marks Tey or Colchester North, with direct trains to London taking under the hour.

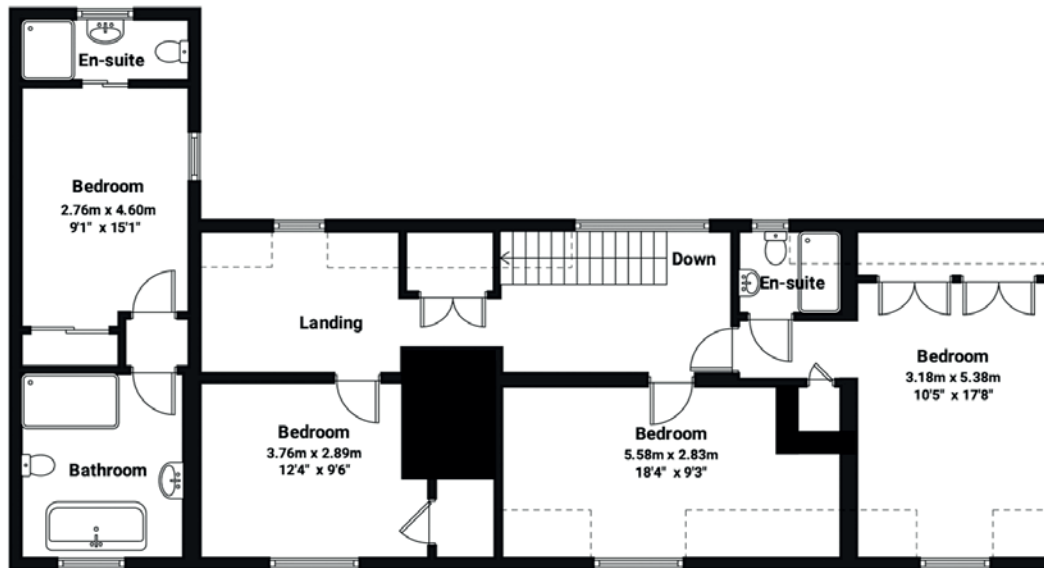
Please note the landlords are looking for longer term tenants, who shall make Pink Cottage a warm and welcoming home and take good care of it throughout to enhance the renovation works recently undertaken, pets will be considered on an individual basis.



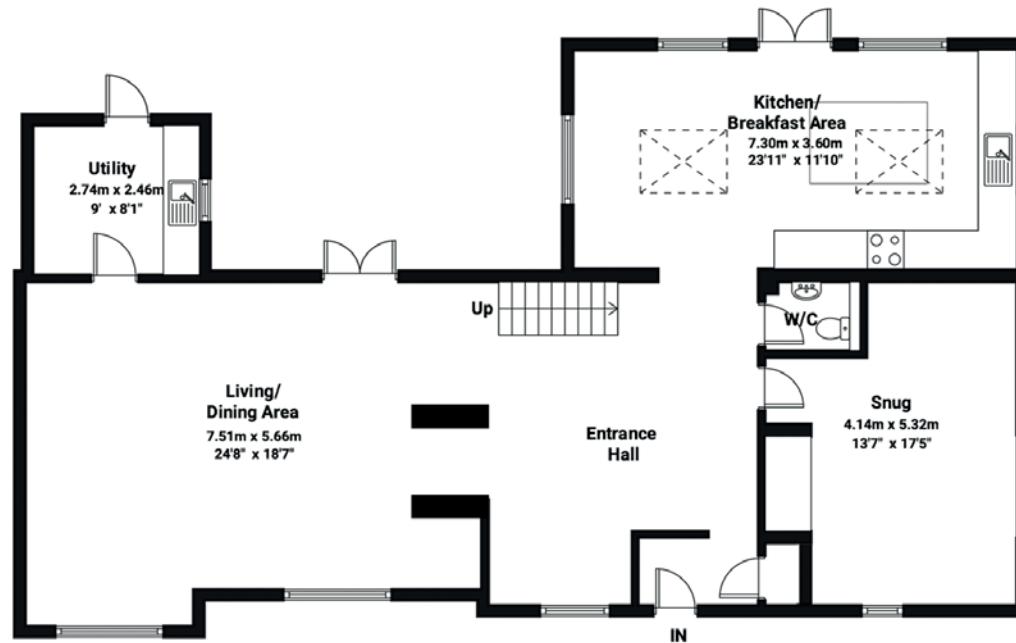








Ground Floor



Total Approximate Floor Area: 2283.6 SqFt (212.5 SqMt)

Illustration for identification purposes only.
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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.