



NP NICHOLAS
PERCIVAL

To Let. £1,250 PCM

7 Barfields Row, School Road, Messing, CO5 9TL

Incorporating **BS** BIRCHALL
STEEL



A charming and Characterful Cottage located in the popular village of
Messing, benefiting from 3 bedrooms, oil fired central heating, rear garden and garage.

TO LET £1,250 pcm | Holding Deposit £288 | Deposit £1,440

EPC Band D 61 | Colchester Council Tax band rating C

Sitting Room (21'1" x 11'1")

With window to front, stairs to first floor, brick Inglenook fireplace housing wood burning stove, tiled floor, two radiators, TV point, ceiling and wall light points, BT point.

Kitchen (10'6" x 8'7")

With windows and door to rear, tiled floor, range of eye level and base units beneath worktops, electric oven with stainless steel cooker hood over, slimline dishwasher.

Bedroom One (16'5" x 10'7")

With window to rear, radiator, airing cupboard housing hot water cylinder, ceiling light point, two large wardrobe cupboards.

Shower Room

With suite comprising vanity wash hand basin, concealed cistern WC, shower cubicle housing power shower, skylight, ladder towel rail, fitted towel cupboard.

Bedroom Two (8'1" x 8' ave)

With window to front, radiator, ceiling light point, overstairs storage cupboard.

Bedroom Three (8'5" x 7'0")

With window to rear, radiator, vinyl flooring.

Outside

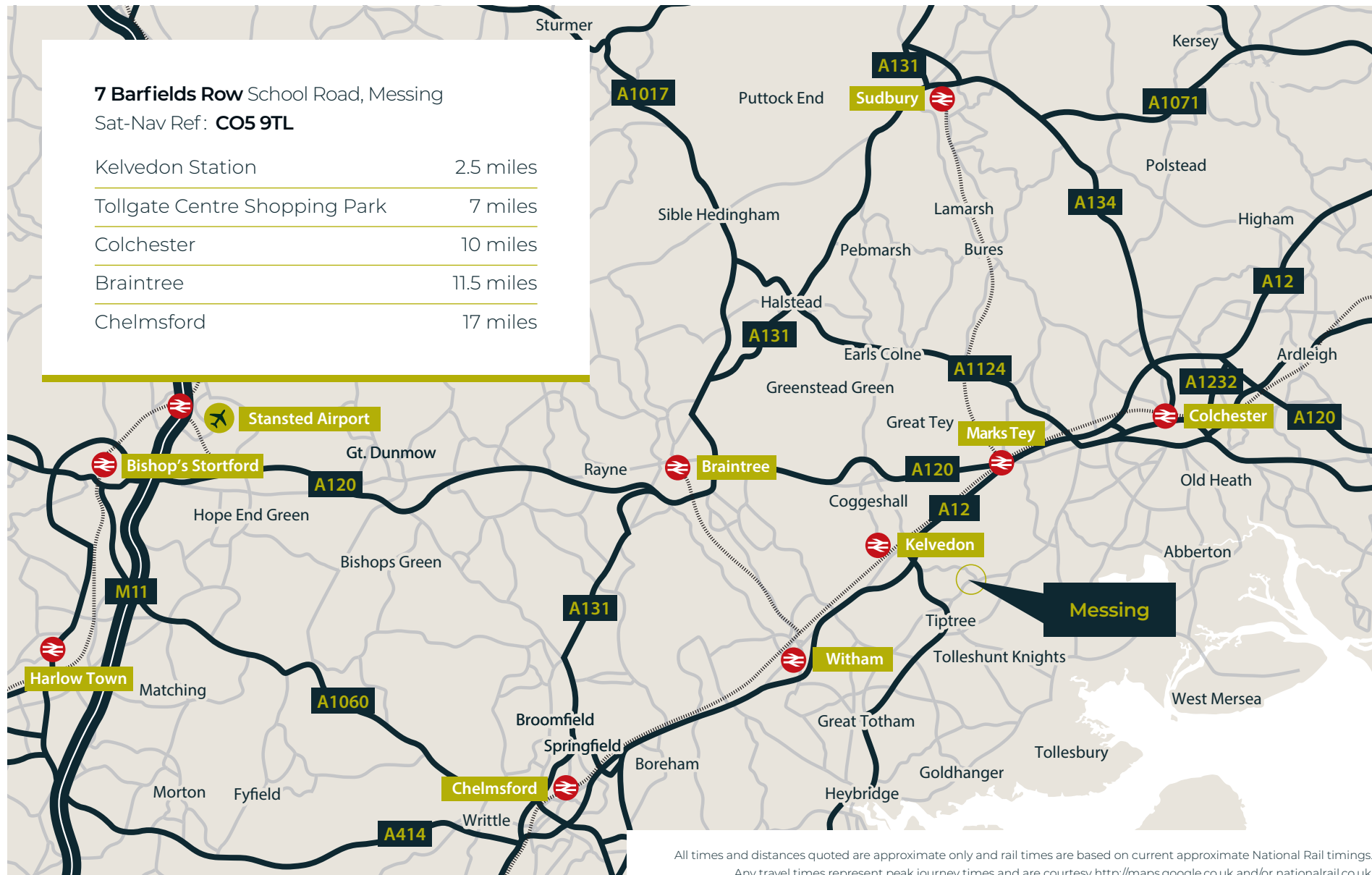
The property is approached over the walled front garden which is laid predominantly to lawn.

To the rear of the property is an enclosed garden with range of mature shrubs and feature pond.

The garage is located to the rear of the property.

7 Barfields Row School Road, Messing
Sat-Nav Ref: **CO5 9TL**

Kelvedon Station	2.5 miles
Tollgate Centre Shopping Park	7 miles
Colchester	10 miles
Braintree	11.5 miles
Chelmsford	17 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







Viewing is strictly by appointment with the Sole Letting Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

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.