

NP NICHOLAS
PERCIVAL

To Let. £850 PCM

31 Cedars Road, Colchester, Essex, CO2 7BS

Incorporating **BS** BIRCHALL
STEEL





Two bedroom terraced house in the popular St Johns Green area within walking distance of the primary school and town centre.

To Let £850 pcm exclusive | Holding Deposit £196 | Deposit £980

EPC Band E47 | Available late-December 2025 | No Pets | No Smokers

Lounge / Dining Room

23'6" X 10'6" (7.16m X 3.2m)

with window and door to front, laminate flooring, 2 wall mounted night storage heater, decorative fireplace, understairs cupboard, stairs to first floor, door to :

Inner Lobby

With doors to kitchen and

Bathroom

with window to rear, fitted with white suite comprising low level W.C, pedestal wash hand basin and shower cubicle, tiled walls and tiled floor.

Kitchen

10'3" x 6'9" (3.12m x 2.06m)

Recently fitted with a range of grey modern base and wall units, with stainless steel sink and drainer, integrated single oven, hob and extractor. Space for an undercounter fridge.

Bedroom One

10'3" x 7'6" (3.12m x 2.29m)

with window to front, electric night storage heater, laminate flooring.

Bedroom Two

12'3" x 10'2" (3.73m x 3.1m) reducing to 6'6"

with window and door to rear, fitted wardrobe cupboard, electric night storage heater, laminate flooring.

Outside

The door from the kitchen gives access to an enclosed rear courtyard. Resident parking permits can be applied for from Colchester Borough Council.

No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

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.