



ST JOHN'S GREEN

NP NICHOLAS
PERCIVAL

To Let. £950 PCM

37 St John's Green, Colchester, CO2 7EZ

Incorporating **BS** BIRCHALL
STEEL



A charming and characterful 2 bedroom terraced cottage located within walking distance of the city center with the benefit of gas fired central heating, courtyard garden and parking space.

Rent £950 exclusive pcm | Holding deposit £219 | Deposit £1,095

EPC Band D 66 | Colchester Council Tax band rating C

Ground Floor

Dining Room 12' x 10'4" with window and door to side, radiator, decorative fireplace, hatch to kitchen.

Sitting Room 19'5" x 11'11" with windows to front and side, central chimney breast, 2 radiators, ceiling light points.

Step up to: Kitchen 10'3" x 9'3" with window and door to rear, stairs to first floor, range of eye level and base units beneath worktop, integral electric oven and 4 ring halogen hob, tiled splash back, sink and drainer unit, plumbing for washing machine.

First Floor

Bedroom 1 11'11" x 11'7" with windows to front and side, vanity unit, wardrobe cupboard, radiator.

Bedroom 2 12' x 10'6" with window to front, radiator, range of fitted wardrobes.

Bathroom with window to front, suite comprising W.C, pedestal wash hand basin, ball and claw bath with shower over.

Outside

There is one off street parking space to the front of the property. To the rear of the property, accessed from the kitchen, there is an enclosed courtyard garden with garden shed.





37 St John's Green, Colchester, Essex

Sat-Nav Ref: **CO2 7EZ**

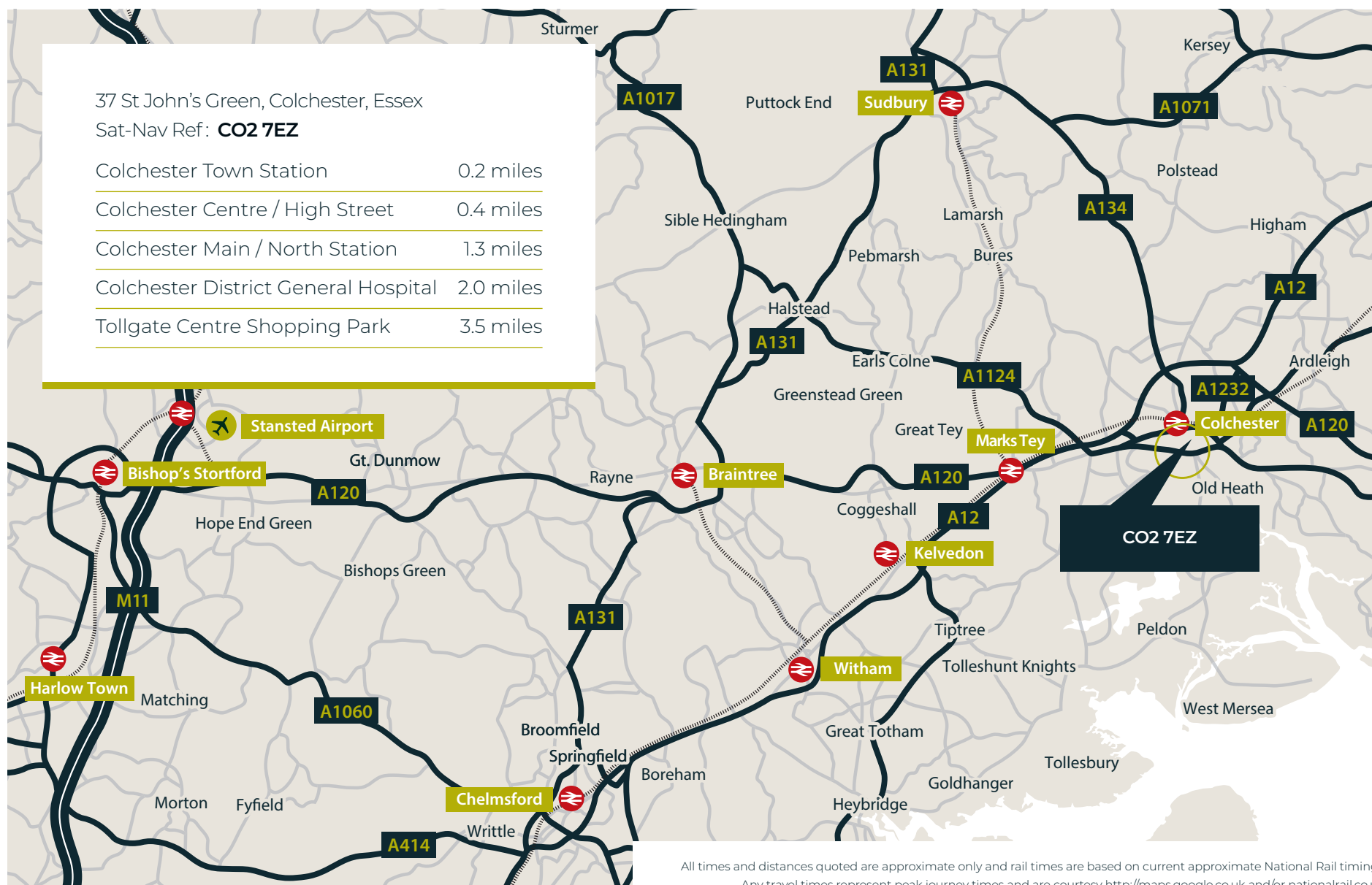
Colchester Town Station 0.2 miles

Colchester Centre / High Street 0.4 miles

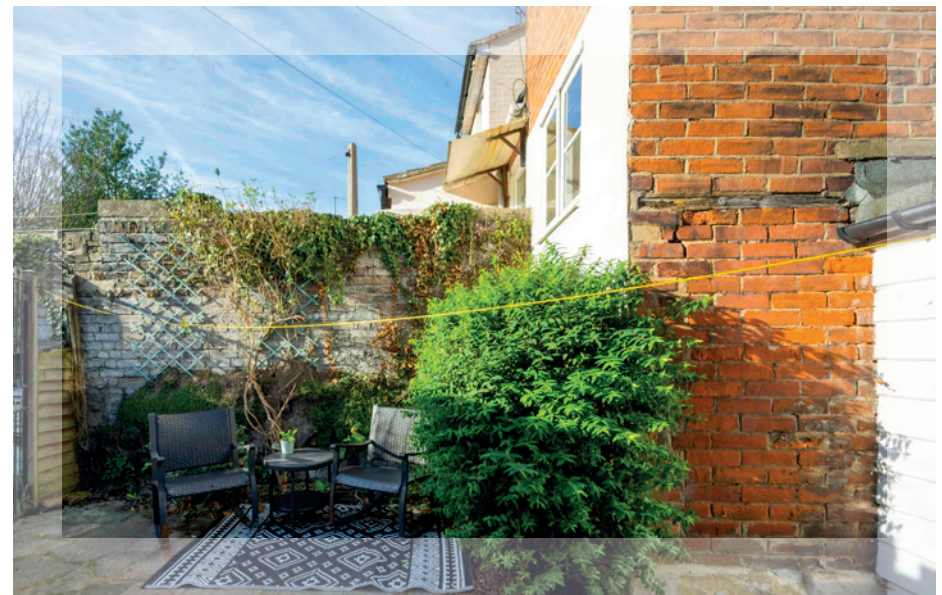
Colchester Main / North Station 1.3 miles

Colchester District General Hospital 2.0 miles

Tollgate Centre Shopping Park 3.5 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.

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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.