



102 Shrub End Road  
Colchester CO3 4RX

- Four double bedrooms
- In catchment area to excellent local schools
- Large driveway
- Conservatory

£1,600 pcm







## Property Description

The property benefits from a large driveway providing ample parking leading up to the detached family home hedge to front, covered area leading to front door.

### ENTRANCE HALL

Original oak doors and skirting, decorative windows to front and oak balustrade to first floor with under stairs cupboard.

### FAMILY ROOM

11' 7" x 10' 8" (3.53m x 3.25m) Door into Family Room (reception 1) currently used as a study with wooden floor opening up to

### CONSERVATORY

15' 10" x 12' 8" (4.83m x 3.86m) With ceramic tiled floor, with ceiling drapes currently used as a dining room with all round views of the back garden.

### KITCHEN

13' 6" x 12' 0" (4.11m x 3.66m) Door into Kitchen







from entrance hall and reception room one, with oil fired boiler, dishwasher and fridge freezer, hob, hood and electric oven. A range of base and top units with door to side porch, large window overlooking mature garden.

#### PORCH / UTILITY ROOM

Internal side porch leads through to covered area into utility room (formerly coal house) including second fridge. The garage is not included with the let however a one year old 16' shed with electricity has been installed for tenants use.

#### Shower Room/WC

8' 6" x 5' 9" (2.59m x 1.75m) Door into Shower room with double shower. This room has been tastefully upgraded.



#### LIVING ROOM

14' 1" x 13' 7" (4.29m x 4.14m) Door into Living Room (reception room 2) with bay window to front. Carpeted stairs well curving to first floor with patterned glass window to the side leading to first floor landing with door off to:

#### BEDROOM 4

11' 6" x 10' 7" (3.51m x 3.23m) Good sized double room with front aspect window



#### BEDROOM 1

14' 1" x 13' 7" (4.29m x 4.14m) Large double room with bay window to front aspect, built in wardrobes

#### BATHROOM

7' 11" x 5' 8" (2.41m x 1.73m) With hand held shower over bath

#### BEDROOM 2

14' 0" x 11' 1" (4.27m x 3.38m) Double room with overlooking rear garden, single built in wardrobe/storage cupboard

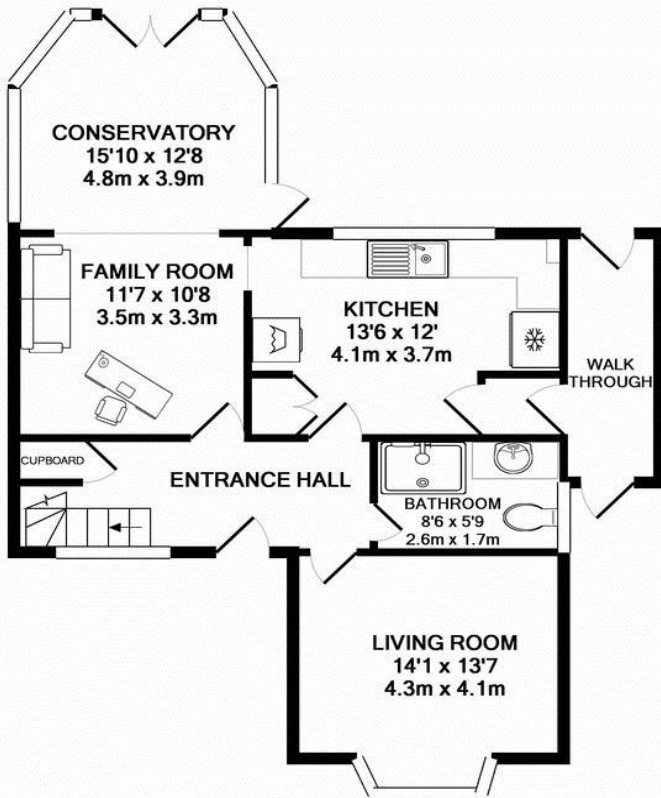


#### BEDROOM 3

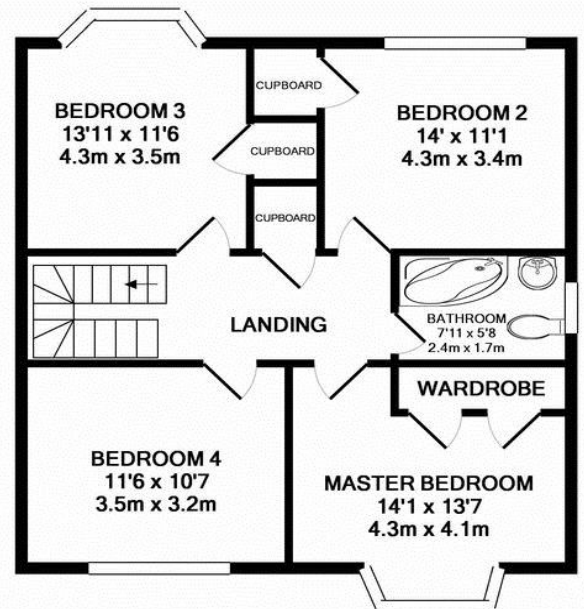
13' 11" x 11' 6" (4.24m x 3.51m) Double room with bay window to back, single wardrobe/storage cupboard

#### REAR GARDEN

Laid to lawn with various fruit trees and matures shrubs, including exquisite ornamental features, patio are for dining al fresco and soaking up the enchantments of the garden. A further paved area at the back of the property. To the rear of the garden there is a tree house and raised pond



GROUND FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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