



£1,900 Per Month

11 Artillery Street, Colchester, CO1 2JJ

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This well-presented and deceptively spacious double-fronted home offers excellent access to St Botolph's train station which is only 1km away, and Colchester's vibrant city centre.

This 5 bedroom home features a welcoming living room with wooden beams and log burner, a large open-plan kitchen/diner with island, an oven with built in microwave, hob, extractor and american fridge freezer. A convenient ground floor bedroom/2nd reception room and a modern shower room. Upstairs, you will find four additional bedrooms. Externally, the property benefits from an enclosed, low-maintenance rear garden with a hot tub, ideal for outdoor relaxation with minimal upkeep. Parking for 2 cars on the driveway.

To arrange a viewing please call Smooth Move Estates on 01277 600 700

Reception

Double glazed box bay window to front, radiator, red brick chimney stack with recently installed inset dual fuel log/coal burner (installed August 2024 with energy rating of A), slate hearth and Oak bressummer, feature beams.

2nd Reception/5th Bedroom

Double glazed box bay window to front, radiator, carpet, feature beams.

Shower Room

Three piece suite comprising double shower cubicle, his and hers wash basins and low level w.c., tiled walls and floor, heated towel rail, double glazed window to rear.

Kitchen Diner

Range of base and eye level units and drawers, acrylic earth stone work surfaces, inset one and a quarter sink unit, breakfast bar, dishwasher, double oven and microwave oven, five ring gas hob with extractor hood over, space for American style fridge/freezer, tiled floor, stairs to first floor.

Stair leading to first floor 4 bedrooms

utility area

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Inclosed Garden Area

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

