



LEXDEN ROAD, COLCHESTER, CO3

£1,200 PCM





Ezelet are delighted to offer to the rental market this beautiful 2/3 bedroom cottage located on Lexden Road. Internally the property offers spacious living room, kitchen, bathroom and two bedrooms. Externally there is a small courtyard to the rear, on road parking on a first come first serve basis. The property is offered unfurnished and is available as of the 10th May. Viewing highly recommended to appreciate the property to offer. An extra £25 per calendar month on top of the rent for pets.

ENTRANCE

Door into



LIVING ROOM

12' 10" x 12' 1" (3.91m x 3.68m) Window to front aspect. Storage space. Wood burning stove. Stairs to first floor. Radiator. Door into

KITCHEN

11' 3" x 10' 4" (3.43m x 3.15m) Window to rear. Range of eye level and base units. Single ceramic inset sink into worktop. Electric oven and hob.

LOBBY

Door to outside courtyard. Door to bathroom



BATHROOM

Obscure glazed window to side. Panel enclosed bath with shower over. Low level WC Pedestal hand wash basin. Heated towel rail

STAIRS AND LANDING

Stairs to first floor. Study area. Doors into

BEDROOM 1

12' 11" x 9' 4" (3.94m x 2.84m) Window to rear aspect. Built in wardrobes to left wall. Radiator.

BEDROOM 2

13' 5" x 8' 0" (4.09m x 2.44m) Window to rear aspect. Radiator.

LOFT ROOM

15' 1" x 8' 4" (4.6m x 2.54m) Stained glass window to rear aspect. Radiator.

OUTSIDE

Small courtyard garden.

PARKING

On road parking.

Rent £1,200.00

Holding Deposit £276.92

Security Deposit £1,384.61





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		