



CONSTANTINE ROAD, COLCHESTER, ESSEX, CO3

£1,400 PCM





Ezelet are delighted to offer to the rental market this three bedroom semi detached house located close to the Town Centre. This property comprises of three bedrooms, living room, dining room, kitchen and family bathroom. Further benefitting from being redecorated throughout, new carpets and a new bathroom suite, externally the property has a large enclosed rear garden. The property has on road permit parking and is available now. There will be an extra £25.00 on top of the rent per calendar month for pets. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Double glazed door into.

HALLWAY

Fitted carpet, 1 x radiator, stairs to first floor.

LIVING ROOM

12' 7" x 9' 7" (3.84m x 2.92m) UPVC double glazed bay window to the front, feature fire place, fitted carpet.

DINING ROOM

11' 3" x 10' 5" (3.43m x 3.18m) UPVC double glazed





window to the rear, under stairs cupboard, fitted carpet, 1 x radiator.

KITCHEN

14' 5" x 8' 2" (4.39m x 2.49m) UPVC double glazed window to the rear and side, eye level and base units with over worktop, inset stainless steel sink, extractor fan, integrated oven/ hob, space for washing machine, space for Fridge/ freezer, vinyl flooring.

BEDROOM ONE

12' 10" x 10' 8" (3.91m x 3.25m) UPVC double glazed windows to the front, fitted carpet, 1 x radiator, double wardrobes.



BEDROOM TWO

11' 3" x 7' 10" (3.43m x 2.39m) UPVC double glazed window to the rear, fitted carpet, 1 x radiator.

BEDROOM THREE

8' 2" x 8' 1" (2.49m x 2.46m) UPVC double glazed window to the rear, feature fireplace, 1 a radiator, fitted carpet.

BATHROOM

UPVC double glazed window to the side, newly fitted bath with over shower, low level wc, hand wash basin, 1 x radiator, vinyl flooring.



GARDEN

Enclosed large rear garden, patio area, mainly laid to lawn.

Rent: £1,400.00

Holding Deposit: £323.07

Security Deposit: £1,615.38





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		