



HARWICH ROAD, COLCHESTER, ESSEX, CO4

£795 PCM





Ezelet are delighted to offer to the rental market this one bedroom property located in the North East area of Colchester. This property comprises of one double bedroom, lounge, kitchen and off road parking for one vehicle. Further benefitting from being within walking distance to local amenities. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Secure door into, hallway, electric heater, stairs to upstairs.



#### LIVING ROOM

13' 2" x 12' 3" (4.01m x 3.73m) UPVC double glazed window to the rear, storage cupboard, Electric heater, fitted carpet.

#### BEDROOM

UPVC double glazed window to the rear, Electric heater, fitted carpet.

#### BATHROOM

7' 8" x 4' 2" (2.34m x 1.27m) New Electric shower with glass screen, low level wc, hand wash basin,





vinyl flooring.

#### KITCHEN

13' 0" x 7' 4" (3.96m x 2.24m) UPVC double glazed window to the front, eye level and base units with over worktop, inset stainless steel sink, freestanding oven, fridge, space for washing machine, vinyl flooring.

#### PARKING

Off road parking for one Vehicle.

Rent: £795.00

Holding Deposit: £183.46

Security Deposit: £917.30



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	68   D	
39-54	E		
21-38	F		