



MERSEA ROAD, COLCHESTER, ESSEX, CO2

£1,400 PCM





We are delighted to offer to the rental market this refurbished, three-bedroom, semi-detached house located in the South of Colchester. This property comprises of a new kitchen with integrated hob & oven, a spacious lounge/diner, two double bedrooms, one single bedroom and a new bathroom. Further benefitting from a courtyard garden to the rear with raised flowerbeds, garage and off-road parking for two vehicles. This property is unfurnished and available now. An extra £25.00 will be added the monthly rent for a pet. An early viewing is advised to appreciate the accommodation to offer!

#### ENTRANCE HALL

Double glazed front door, to inner glazed door.

#### HALLWAY

Wooden flooring, radiator, understairs cupboard, door to lounge/diner and door to kitchen.

#### LOUNGE/DINER

25' 10" x 11' 11" (7.87m x 3.63m) Wooden flooring, two radiators, double glazed window to front, double glazed door to rear garden and feature fireplace.





#### KITCHEN

11' 8" x 7' 00" (3.56m x 2.13m) Wooden flooring, radiator, double glazed window to rear, double glazed window to side, double glazed door to side, built in hob and oven with extractor, eye and base level units, space and plumbing for washing machine and space for fridge freezer.

#### LANDING

Fitted carpet, double glazed window to side and doors to bathroom, bedroom one, bedroom two and bedroom three.



#### BATHROOM

7' 00" x 5' 10" (2.13m x 1.78m) Vinyl flooring, radiator, double glazed window to rear and full suite comprising of a bath with shower over, WC and vanity wash hand basin.

#### BEDROOM ONE

13' 8" x 9' 9" (4.17m x 2.97m) Fitted carpet, radiator, double glazed window to front and built in cupboard/wardrobe.

#### BEDROOM TWO

10' 10" x 9' 9" (3.3m x 2.97m) plus door recess Fitted carpet, radiator and double glazed window to rear.



#### BEDROOM THREE

8' 7" x 11' 7" (2.62m x 3.53m) Fitted carpet, radiator and double glazed window to front.

#### OUTSIDE

Driveway to the front with off road parking for two vehicles, garage with up and over door and rear courtyard garden with raised flowerbeds.

Council Tax Band: C

Rent: £1,400.00

Holding Deposit: £323.07

Security Deposit: £1,615.38





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		