



PAPILLON ROAD, COLCHESTER, CO3

£1,200 PCM





Ezelet are delighted to offer to the rental market a beautifully well-presented two-bedroom mid terraced house, located within walking distance to City Centre. The property comprises of a lounge, dining room, kitchen with integrated appliances, two double bedrooms and a family bathroom. Further benefitting from gas central heating, enclosed courtyard garden, and on road permit parking. This property is offered unfurnished and is available 2nd August 2025. An early viewing is advised to appreciate the accommodation to offer. An extra £25 per calendar month on top of the rent for pets.

ENTRANCE HALL

Wood effect door into

LIVING ROOM

10' 10" x 10' 7" (3.3m x 3.23m) UPVC double glazed window to the front, fireplace, 1 x radiator, fitted carpet,

DINING ROOM

10' 8" x 10' 8" (3.25m x 3.25m) UPVC double glazed window to the rear, feature fireplace, under stairs storage cupboard wooden flooring, 1 x radiator.





KITCHEN

15' 2" x 6' 4" (4.62m x 1.93m) UPVC double glazed window to the side and rear, back door leading into the courtyard, eye level and base units with over worktops, inset sink, integrated oven/ hob, integrated fridge/freezer, back door leading into courtyard, tiled flooring.

BEDROOM ONE

10' 9" x 10' 2" (3.28m x 3.1m) UPVC double glazed window to the front, fitted wardrobes, 1 x radiator, fitted carpet.

BEDROOM TWO

10' 3" x 7' 10" (3.12m x 2.39m) UPVC double glazed window to the rear, built in storage cupboard, 1 x radiator, fitted carpet.

BATHROOM

UPVC double glazed window to the rear, bath with shower over, vanity hand wash basin, low level wc, 1 x radiator, tiled flooring.

COURTYARD

Enclosed courtyard garden.

PARKING

Permit parking for one car.

Rent: £1,200.00

Holding Deposit: £276.92

Security Deposit: £1,384.61





	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	