



FERDINAND WALK, COLCHESTER, CO4

£1,350 PCM





We are delighted to offer to the rental market this three-bedroom end-terraced house, situated in Greenstead and located close to local amenities and schools. This property comprises of a lounge, kitchen with appliances, downstairs cloakroom, bathroom, enclosed rear garden and on road parking. The property further benefits from gas central heating and double-glazed windows throughout. This property is offered unfurnished and is available now. £25.00 will be added on top of the rent for a pet. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Half glazed door into



LOUNGE

17' 7" x 10' 9" (5.36m x 3.28m) UPVC double glazed windows to the front and rear, 2 x radiators, fitted carpet.



KITCHEN

18' 2" x 8' 3" (5.54m x 2.51m) UPVC double glazed window to the rear, eye level and base units with over worktop, integrated oven/ hob, extractor fan, washing machine, freestanding fridge/freezer, tiled flooring.

CLOAKROOM

Low level wc, hand wash basin, vinyl flooring.

BEDROOM ONE

14' 1" x 10' 6" (4.29m x 3.2m) UPVC double glazed windows to the front, 1 x radiator, wooden flooring.



BEDROOM TWO

10' 9" x 6' 9" (3.28m x 2.06m) UPVC double glazed window to the rear, 1 x radiator, wooden flooring.

BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m) UPVC double glazed window to the rear, 1 x radiator, wooden flooring.

BATHROOM

UPVC double glazed window to the rear, bath with over shower, hand wash basin, low level wc, vinyl flooring.



GARDEN

Enclosed rear garden, laid to lawn, patio area.

Rent: £1,350.00

Holding Deposit: £311.53

Security Deposit: £1,557.69





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 90 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |