



WICKHAM ROAD, COLCHESTER, CO3

£1,250 PCM





We are delighted to offer to the rental market a two bedroom mid terraced house, situated close to the town city centre and local amenities, this property compromises of a lounge, separate dining room, kitchen, two double bedrooms, family bathroom, further benefitting from Gas central heating, externally this property has a large rear enclosed garden, this property is on road permit parking. The property is offered unfurnished and is available end of October. An extra £25 will be charged on top of the rent for pets. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

UPVC double glazed door into.

LOUNGE

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the front, fitted carpet, 1 x radiator.

DINING ROOM

13' 9" x 11' 1" (4.19m x 3.38m) UPVC double glazed window to the rear, open fireplace, wooden flooring, radiator.



KITCHEN

UPVC double glazed window to the rear, UPVC double glazed window to the rear, eye level and base units with over worktops, gas hob/ oven, extractor fan, inset stainless steel sink, washing machine, dishwasher, space for Fridge/ freezer, gas boiler, wooden flooring.

UTILITY ROOM/ CLOAKROOM

UPVC double glazed windows, hand wash basin. low level wc, wood flooring.

BEDROOM ONE

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the front, fitted carpet, 1 x radiator.

BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the rear, fitted carpet, radiator, door into bathroom.

BATHROOM

10' 4" x 6' 3" (3.15m x 1.91m) UPVC double glazed window to the rear, corner bath with electric shower, low level wc, hand wash basin, tiled throughout, airing cupboard, wood effect flooring.



GARDEN

Large rear enclosed garden laid to lawn, large shed,

PARKING

On road permit parking.

Rent: £1,250.00

Holding Deposit: £288.46

Security Deposit: £1,442.30





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		