



LEXDEN ROAD, COLCHESTER, CO3

£1,300 PCM





We are delighted to offer to the rental market this two bedroom detached bungalow located in the sought after area of Lexden. This property comprises of two double bedrooms, spacious lounge, kitchen and shower room. Further benefitting from having off road parking. This property is offered unfurnished and is available 26th November. An extra £25.00 will be added on top of the rent for a pet. An early viewing is advised to appreciate the accommodation offer.

KITCHEN/DINER

17' 3" x 9' 7" (5.26m x 2.92m) Tiled flooring, windows to front, eye & base level units, built in electric oven & hob, space and plumbing for washing machine, space for fridge freezer and stainless steel sink with drainer.

BEDROOM ONE

16' 3" x 9' 7" (4.95m x 2.92m) Fitted carpet, radiator, bay window to front and window to rear.

BEDROOM TWO

9' 6" x 8' 6" (2.9m x 2.59m) Fitted carpet, radiator, window to rear and window to side.



LOUNGE

16' 3" x 9' 7" (4.95m x 2.92m) Laminate flooring, radiator, bay window to front and French doors to patio area.

SHOWER ROOM

Vinyl flooring, window to side, towel rail, stand up shower, vanity wash hand basin and WC.

Rent: £1,300.00

Holding Deposit: £300.00

Security Deposit: £1,500.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-10	G		