

**Hereward Close, Wivenhoe,  
CO7 9SB  
Monthly Rental Of £1,250.00**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

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[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- **RECENTLY REFURBISHED**
- **2 BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **GARDEN**
- **GARAGE**
- **DEPOSIT REQUIRED**
- **AVAILABLE FROM 1st AUGUST**

**\*\* JUST REFURBISHED 2 BED HOUSE \*\***

TOWN AND COUNTRY RESIDENTIAL are delighted to offer for rent this two bedroom mid terrace unfurnished house which has been recently re-decorated with new carpets, ideally positioned for commuters, accommodation comprises of lounge, kitchen, shower room, garden and garage, double glazing and central heating.

**\*\* AVAILABLE FROM 1st AUGUST \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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**The accommodation with approximate room sizes are as follows:**

**LOUNGE**

15' 7" x 12' 3" (4.75m x 3.73m)

Window to front, under stair storage cupboard, laminate flooring, radiators, stairs to first floor

**KITCHEN**

12' 3" x 7' 0" (3.73m x 2.13m)

Window to rear, granite style work surface with drawers and cupboards under, inset sink and drainer with mixer tap, inset five burner hob unit with oven under, space for domestic appliances, part tiled walls, wall mounted gas boiler, UPVC door leading to rear garden

**BEDROOM 1**

12' 3" x 8' 3" (3.73m x 2.51m)

Window to front, new carpet, radiator

**BEDROOM 2**

12' 2" x 7' 3" (3.71m x 2.21m)

Window to rear, built in storage cupboard, new carpet, radiator, access to loft space, airing cupboard

**SHOWER ROOM**

Pedestal wash hand basin, low level WC, shower cubicle with wall mounted electric shower, tiled walls

**REAR GARDEN**

Rear garden being laid to lawn with patio area, flowers and shrubs, outside tap and door to garage. Garage with up and over door, power and lighting





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