



BECHE ROAD, COLCHESTER, CO2

£1,400 PCM





Ezelet are delighted to offer to the rental market this spacious three-bedroom semi-detached house located close to the City Centre and Colchester Recreational Ground. This property comprises of two double bedrooms, one single bedroom, large lounge/diner, kitchen with appliances, utility room, downstairs cloakroom and family bathroom. Further benefitting from having a good-sized rear garden, gas central heating throughout and on road parking. This property is offered unfurnished and is available 29th August. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Fitted carpet and radiator.

LOUNGE/DINER

10' 36" x 23' 86" (3.96m x 9.19m) Fitted carpet, radiators, double glazed windows, one to rear and one to front and storage cupboard.

KITCHEN

13' 28" x 8' 44" (4.67m x 3.56m) Tiled flooring, double glazed window to side, eye and base level units, under counter fridge and freezer, tumble dryer and free standing cooker with extractor fan.





UTILITY ROOM

Tiled flooring, double glazed window to rear, door to garden and washing machine.

CLOAKROOM

5' 59" x 8' 96" (3.02m x 4.88m) Tiled flooring, double glazed window to rear, mirrored wall cupboard, WC and pedestal wash hand basin.

BEDROOM ONE

10' 96" x 13' 98" (5.49m x 6.45m) Fitted carpet, radiators and double glazed windows to front.

BEDROOM TWO

8' 83" x 12' 44" (4.55m x 4.78m) Fitted carpet, radiator and double glazed window to rear.

BEDROOM THREE

8' 49" x 7' 93" (3.68m x 4.5m) Fitted carpet, radiator and double glazed window to rear.

BATHROOM

4' 94" x 5' 59" (3.61m x 3.02m) Vinyl flooring, radiator, double glazed window to side and full suite comprising of WC, pedestal wash hand basin and bath with shower over.



GARDEN

Good sized rear garden with shed for storage, mainly laid to lawn with small patio area as you walk into the garden.

PARKING

The parking for this property is on road on a first come first serve basis.

Rent: £1,400.00

Holding Deposit: £323.07

Security Deposit: £1,615.38





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		