



**Grier & Partners**  
RESIDENTIAL LETTINGS

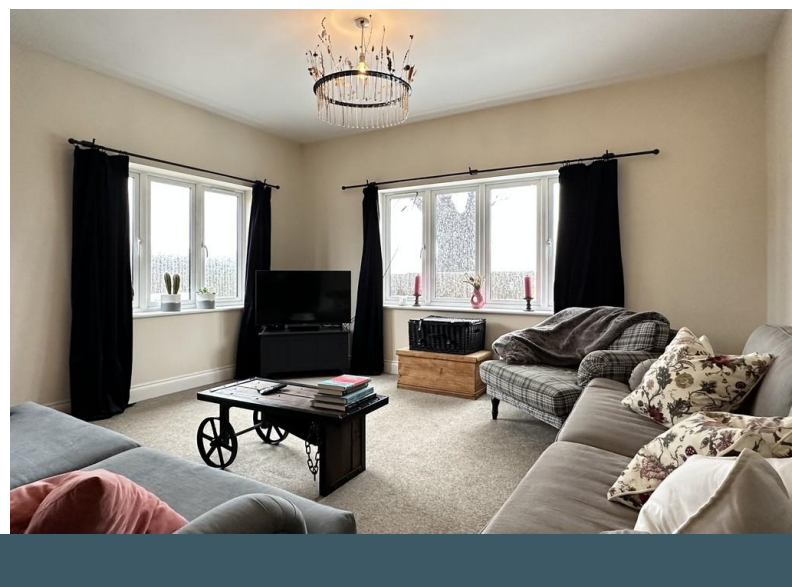


**2 Home Farm Cottages, Straight Road**  
East Bergholt, Colchester, CO7 6UU

- Long Term Tenancy Sought
- Built to a high standard
- Open Plan Living Space
- Ample Parking to the front

**Rent £1,450 pcm**

EPC Rating '75'





## Property Description

### INTRODUCTION

This stylishly converted barn, offers two bedrooms both double and with en-suite bathrooms, an open plan layout to the kitchen dining sitting room and an enclosed rear garden overlooking open fields to the rear.

### AGENTS NOTES

Please be aware the property pictures are from the latter tenant's occupation. Photographs will be updated when practical. Ample off-road parking in a defined area. Council Tax - Band C -

### INFORMATION

Gas Boiler, with underfloor heating throughout, ample power sockets and TV ariel sockets, recessed lighting to bathrooms, halls and kitchens. Laid floor coverings throughout and curtain poles to all rooms. Windows are sealed units, double glazed, latest levels of insulation throughout. Gardens have large paved terrace areas leading to garden to be laid to lawn with fenced boundaries. Countryside views to both front and rear. Outside lighting to both front and rear.



#### SERVICES

Mains electricity and gas via individual meters. Metered mains water. Drainage via a private system maintained by the landlord.

#### TERMS

Rent Sought £1450 PCM

Min 12-month tenancy

Deposit £1673.07. (5 Weeks Rent)

Rent exclusive of utilities and council tax

Non-smoking

#### No Pets

References required

Heating via gas fired boiler to underfloor heating throughout

Broadband is available to the property

Tenancy application required



#### ENTRANCE

via panelled door with side screen leading to:

#### HALL

Doors leading to bedrooms, sitting room and:

#### CLOAKROOM

Window to front. White suite comprises of WC, wash hand basin, extractor fan.



#### BEDROOM ONE

15' 0" x 12' 0" (4.57m x 3.66m) Window to front. Access to loft space. TV and power points. Door to Ensuite. White suite includes WC, pedestal wash hand basin, shower cubicle with fixed head and hand-held shower, sky light, heated towel rail extractor fan.

#### BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m) Window to front. TV and power points. Door to Ensuite Window to rear. White suite includes panelled bath with fixed head and hand-held shower, pedestal white hand basin, low level WC, shaver point, heated towel rail. Cupboard with hot water tank and shelving.

#### KITCHEN/DINER/SITTING ROOM

29' 0" x 15' 0" (8.84m x 4.57m) overall Windows to rear overlooking the garden and open fields. TV and power points. Kitchen area: Range of fitted wall and base units arranged to two walls including inset hob with oven beneath and extractor fan over, flanked by wall cupboards. Inset stainless steel sink and drainer. Many base units including drawers. Door to Utility, space for washing machine, wall hung gas fired boiler.





**GARDEN**

Raised flower beds to front. Extensive paved terrace to the rear leading onto lawn. Fenced garden. Outside tap. Please note the rear garden is now laid to lawn.



No.2 HF Cottages, Grier & Partners



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	7.5	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address:  
2 Home Farm

The Old Shop  
The Street  
East Bergholt  
Colchester

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Agents Note: Whilst guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements