



ALEXANDRA DRIVE, WIVENHOE, COLCHESTER, ESSEX, CO7

£900 PCM





A one-bedroom corner house located in the popular village of Wivenhoe. This property comprises of a lounge, kitchen with appliances, a good-sized double bedroom and shower room. Further benefitting from having gas central heating and being within easy access to local amenities. This property is offered unfurnished and is available 22nd August. A early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Meter cupboard and one double glazed window.

LOUNGE

8' 99" x 13' 9" (4.95m x 4.19m) Fitted carpet, one gas radiator and two double glazed windows.

KITCHEN

5' 64" x 6' 56" (3.15m x 3.25m) Vinyl flooring, one double glazed window, wall and base units, under counter fridge, washer dryer and integrated hob and oven.



STAIRS AND LANDING

Fitted carpet.

BEDROOM

8' 22" x 10' 00" (3m x 3.05m) Fitted carpet, one gas radiator, two double glazed windows and two built in storage cupboards.

BATHROOM

5' 61" x 5' 54" (3.07m x 2.9m) narrowing to 2' 93" Vinyl flooring, heated towel rail, under the sink cupboard, one double glazed window, stand up shower, WC and wash hand basin.



Rent: £900.00

Holding Deposit: £207.69

Security Deposit: £1,038.46



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |