



HAMLET DRIVE, COLCHESTER, CO4

£1,300 PCM





Ezelet are delighted to offer at the rental market these three bedroom, well presented mid terraced house located close to local amenities and bus routes. This property comprises of two double bedrooms, one single bedroom, family bathroom, spacious lounge, kitchen diner and downstairs cloakroom. Further benefitting from having a garden to the rear and gas central heating throughout. This property has recently been repainted throughout with new carpets fitted, is offered unfurnished and is available 30th October. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

UVPC front door, fitted carpet and one radiator.

LOUNGE/DINER

16' 8" x 11' 8" (5.08m x 3.56m) Newly fitted carpets, one radiator and double-glazed window to front.

CLOAKROOM

Vinyl flooring, double glazed window to rear WC and wash hand basin.





KITCHEN/BREAKFAST ROOM

11' 8" x 9' 8" (3.56m x 2.95m) Vinyl flooring, one radiator, double glazed window to rear, eye and base level units, electric cooker with extractor fan, space and plumbing for washing machine and space for fridge freezer.

BEDROOM ONE

14' 6" x 10' 1" (4.42m x 3.07m) Newly fitted carpet, radiator, double glazed window to front and built in wardrobe.

BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m) Newly fitted carpet, one radiator, double glazed window to rear and built in wardrobe.

BEDROOM THREE

7' 8" x 9' 1" (2.34m x 2.77m) Newly fitted carpet, one radiator, double glazed window to front and built in cupboard.

SHOWER ROOM

Vinyl flooring, double glazed window to rear, WC, wash hand basin and stand up shower.

OUTSIDE

Laid to lawn rear garden, small patio area by the entrance to the garden with concrete walkway. Parking is on road parking and is on a first come first serve basis.

Rent: £1,300.00

Holding Deposit: £300.00

Security Deposit: £1,500.00





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		