

White Horse Road, East Bergholt, Colchester, CO7 6TR

£1,700 PCM Unfurnished

3 1 2 B



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- Modern kitchen
- Gas heating
- Cloakroom
- Conservatory
- Spacious kitchen/diner
- Garage plus parking



MJM Estate are delighted to offer this unfurnished two/three bedroom detached bungalow located in this popular village. The property comprises in brief:- Entrance hall with door off to lounge and further sliding door leading into conservatory. There is a spacious modern kitchen diner with and utility room with door to side garden. The two/three bedrooms are located at the rear of the bungalow, the master bedroom with fitted wardrobe. Good size bathroom with separate shower and further cloakroom.





Entrance lobby	
Hallway	
Lounge	18'4" x 11'2 (5.59m x 3.40m)
Conservatory	15'3" x 8'2" (4.65m x 2.49m)
Cloakroom	5'5" x 4'2" (1.65m x 1.27m)
Spacious kitchen/diner	18' x 14'9" (5.49m x 4.50m)
Utility Room	5'9" x 5'3" (1.75m x 1.60m)
Bathroom	10' x 5'4" (3.05m x 1.63m)
Bedroom one	14'7" x 9'3" (4.45m x 2.82m)
Bedroom two	11' x 9'3" (3.35m x 2.82m)
Bedroom three/study	9'1" x 8'7" (2.77m x 2.62m)
Door to rear side	



Outside
The property is recessed from the road with the driveway providing off road parking and single garage. Rear garden principally laid to lawn with shrubs.

Important information
The rent is exclusive of utilities and council tax.
Deposit £1961
Landlords restriction No smokers would suit professional couple.
EPC rating B (82 Current - 84 Potential)
We understand the property to be council tax band D Babergh district council
We understand mains water, drainage, gas and electricity are connected to the property
Mobile Coverage - It is understood mobile coverage (indoor) is limited. providers O2, EE (Ofcom Mobile Checker)
Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker).
Special note The photos shown in the details were taken before the current tenants took occupation
what3words lifts.safest.motored

Holding deposit
Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

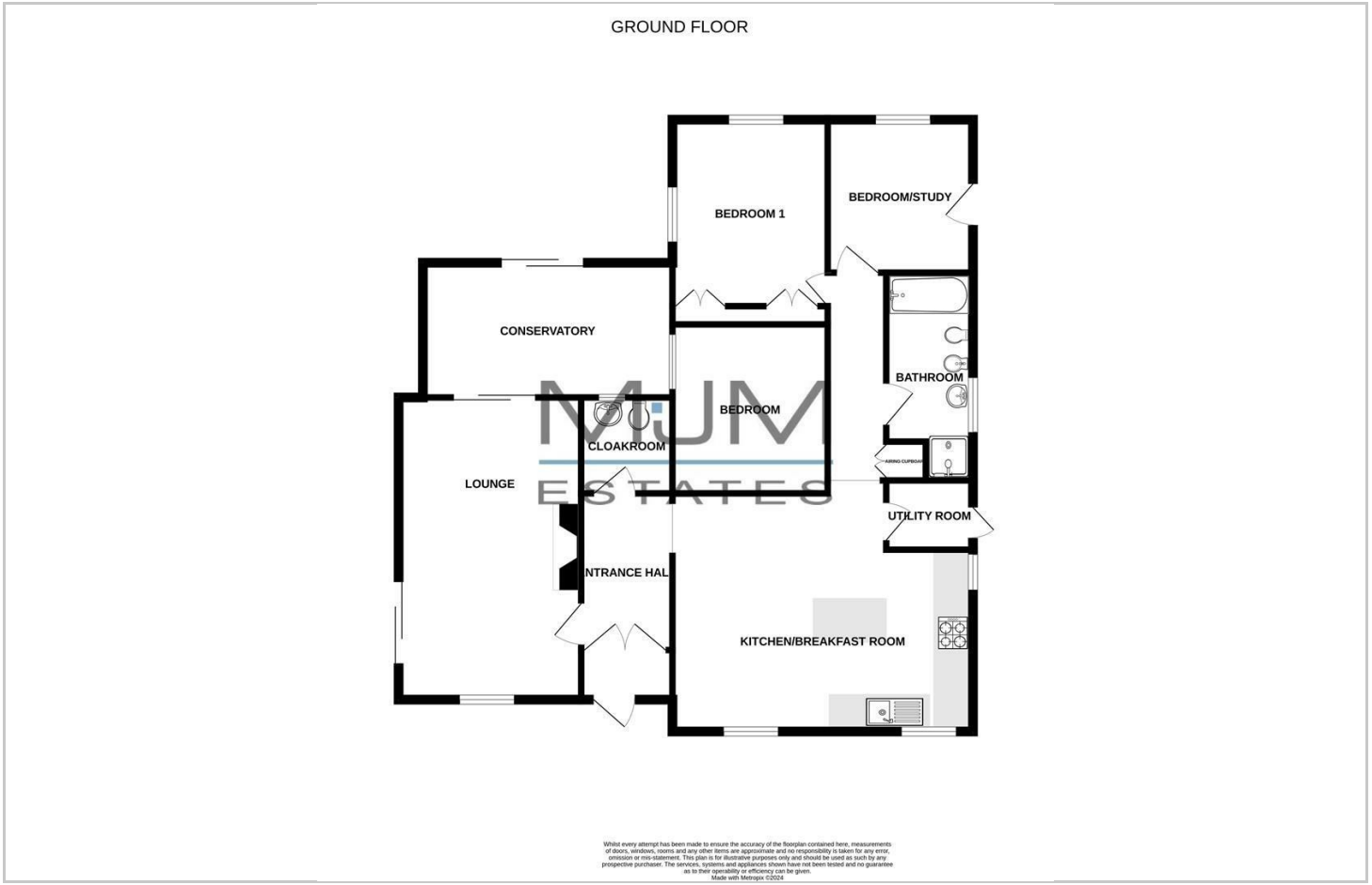
Directions

Proceed from Manningtree along A137 tuner left onto Bergholt Road follow this road into East Bergholt turn left onto Whitehorse Road approx 900 yards on the righthand side the property can be found

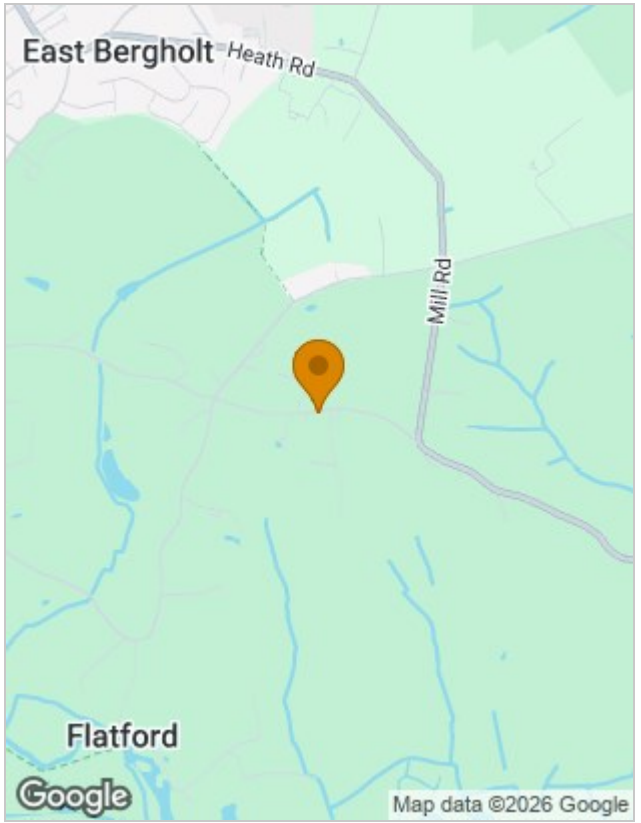




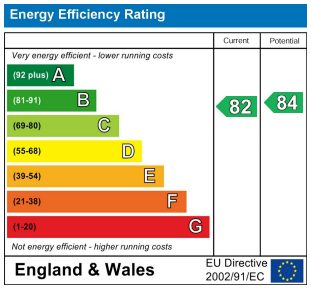
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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