



NP NICHOLAS
PERCIVAL

To Let. £1500 PCM

119 Kensington Road, Colchester CO2 7FF



A modern and spacious 3-bedroom semi-detached house in the popular area of Abbeyfields with two allocated parking spaces.

**To Let £1500 pcm | Deposit £17301 | Holding Deposit £346
EPC B | Gas central heating | Colchester Borough Council tax band D**

Property

Constructed in 2014, this modern and spacious semi-detached property offers well laid out accommodation with neutral decoration throughout.

Upon entering the property, the hallway has a useful storage cupboard, stairs rising to the first floor and doors leading to the kitchen/dining room, living room and cloakroom. The kitchen has a range of walnut effect base and wall units with integrated appliances including fridge/freezer, dishwasher, washing machine, electric oven, hob and extractor hood. The living room is located at the rear of the property and offers direct access to the patio and garden through French doors. The cloakroom completes the ground floor accommodation with WC and handbasin.

To the first floor are two large double bedrooms, a third single bedroom or study and a family bathroom. The family bathroom is comprised of a white three-piece suite with WC, hand basin, bath and shower enclosure over.

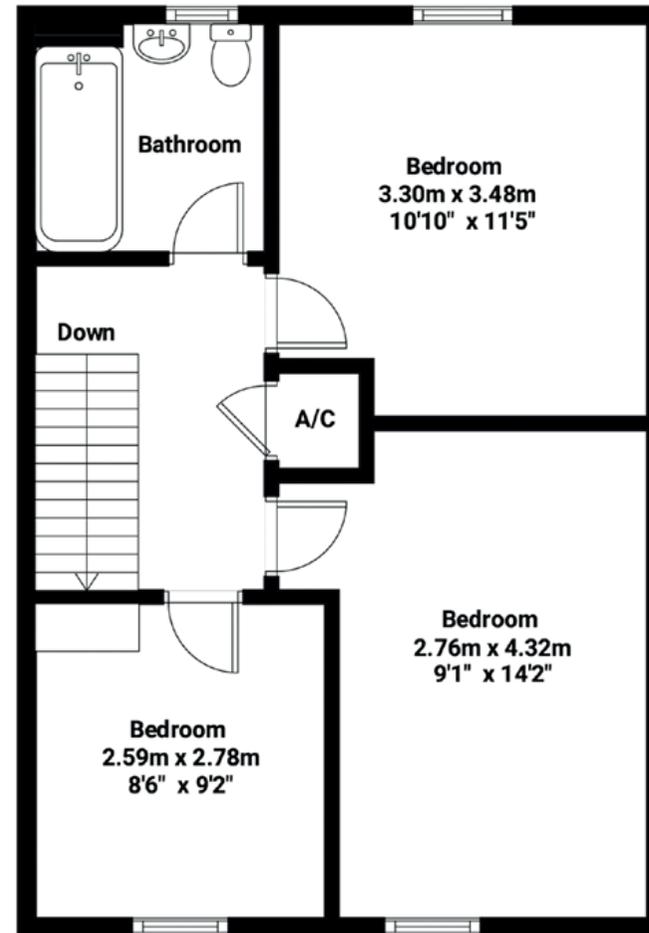
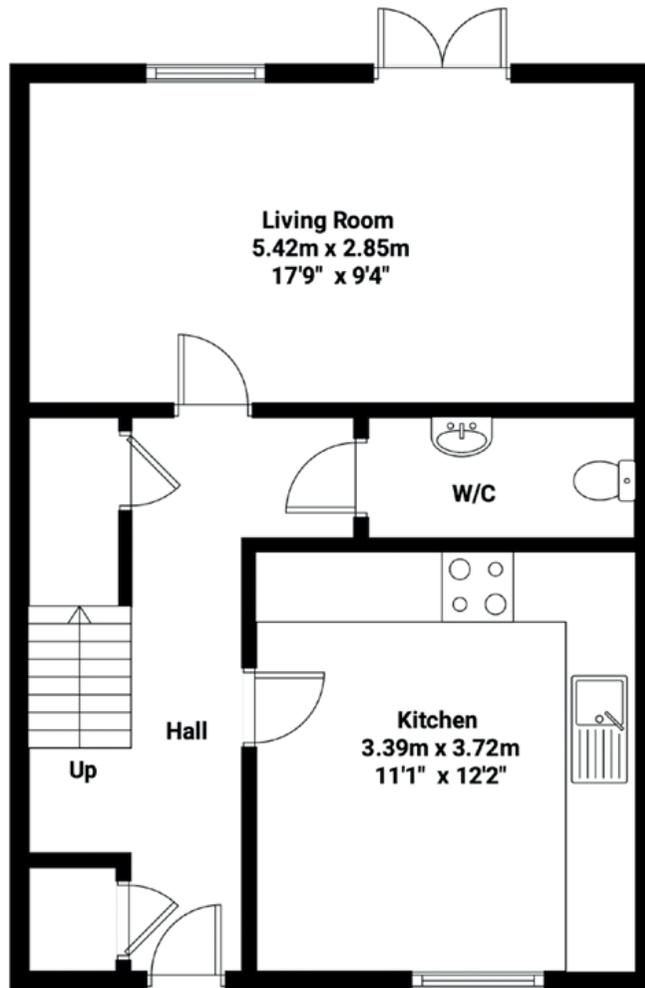
The property is neutrally decorated throughout with white walls, beige carpets and wooden flooring.

Outside

To the front of the property there are two allocated parking spaces. To the rear is a good-sized garden with patio, garden shed, vegetable patch and lawn.







TOTAL APPROXIMATE FLOOR AREA:
883.2 sq ft (82.05 sq mt)

Kensington Road, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.