



NUNNS ROAD, COLCHESTER, ESSEX, CO1

£1,200 PCM





We are delighted to offer to the rental market this two bedroom end terraced house located close to Colchester Town Centre. This property comprises of two double bedrooms, shower room off the main bedroom, downstairs bathroom, fitted kitchen with integrated fridge freezer and a spacious living area. Further benefitting from a low maintenance courtyard garden, gas central heating throughout and on road permit parking. This property is offered unfurnished and is available 15th August. An early viewing is advised to appreciate the accommodation to offer!

#### LIVING ROOM

11' 10" x 9' 10" (3.61m x 3m) Laminate flooring, sash window to front, radiator, meter cupboard with shelving above and two archways to dining area.



#### DINING ROOM

11' 9" x 13' 5" (3.58m x 4.09m) Laminate flooring, sash window to rear, stairs to landing and steps to kitchen.



### KITCHEN

9' 4" x 6' 9" (2.84m x 2.06m) Heavy duty vinyl flooring, door to courtyard, eye and base level units, stainless steel sink with drainer, space & plumbing for washing machine, built in electric hob & oven with extractor and integrated fridge freezer.

### BATHROOM

7' 0" x 5' 7" (2.13m x 1.7m) Heavy duty vinyl flooring, window to rear, radiator, bath with shower over, WC and pedestal wash hand basin.

### STAIRS & LANDING

Fitted carpet.

### BEDROOM ONE

12' 1" x 9' 10" (3.68m x 3m) Fitted carpet, sash window to front, radiator, feature fire place and built in storage cupboard.

### BEDROOM TWO

12' 1" x 10' 7" (3.68m x 3.23m) Fitted carpet, sash window to rear and radiator.

### SHOWER ROOM

6' 9" x 5' 7" (2.06m x 1.7m) Heavy duty vinyl flooring, sash window to rear, stand up shower, WC, pedestal wash hand basin and built in airing/storage cupboard.

### OUTSIDE

Low maintenance rear courtyard garden, lower patio area with steps to a higher patio area and shed. Permit parking on road on a first come first serve basis, permits to be obtained through Colchester Borough Council.

Rent: £1,200.00

Holding Deposit: £279.92

Security Deposit: £1,384.61





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		