

NP NICHOLAS
PERCIVAL

To Let. £2,750 PCM exclusive
11b Heath Road, Lexden, Colchester CO3 4DH





11b Heath Road is an exceptionally well presented and stylish property, built in 2019 as one of a pair of properties approached down a shared private drive off Heath Road.

Postcode: CO3 4DH | Rent £2,750 pcm excl | Deposit £3,170
Holding Deposit £634 | EPC Band B84 | Colchester City Council Tax Band F

Property

The desirable internal accommodation commences with a welcoming hallway that leads into a spacious, contemporary open plan kitchen/dining room, benefiting from contemporary shaker style units with solid surface worktops and a range of high quality NEFF appliances. An enviably appointed dual aspect lounge with woodburning stove is complemented further by a separate snug, that could easily double up as a playroom or office for those looking to work from home. The ground floor is concluded with a WC and utility room. To the first floor, the master bedroom takes full advantage of the stunning views to the rear over the mature established garden and a spacious en-suite with modern Roca 'The Gap' sanitaryware. Two further bedrooms also fully exploit the views over the rear garden. An expertly fitted family bathroom concludes the first floor.

Outside

Outside, the thoughtfully landscaped and well screened garden lies to the rear and side of the property and is laid predominantly to lawn with generous terraced areas leading out from the reception area and utility room.

There is a pergola on the rear terrace, providing an ideal seating area.

Services

The property is connected to mains electricity, gas, water and drainage patch and lawn.







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.