



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



NICHOLSONS GROVE, COLCHESTER, CO1 2XS

£850 PCM

Lamb and Co are pleased to advertise this One Bedroom Second Floor Flat, located down Nicholson's Grove, Colchester. This property benefits from having a parking space in a separate car port at the back of the building, large living room space with storage cupboards and has its own porch area. This property is available from the beginning of October 2026, contact the office to express interest.

- Available Beginning Of October
- Second Floor Flat
- Guarantor Preferred
- All Electric
- Will Be Unfurnished
- EPC- C
- One Bedroom
- Council Tax- A



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Communal Entrance

Entrance/Hallway

Bedroom One



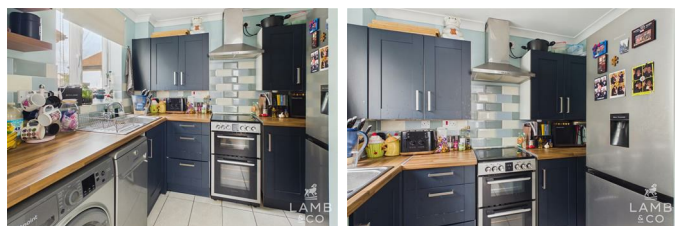
Bathroom



Lounge



Kitchen



Electric cooker will stay as a gesture of good will.
Rest of the white good will be removed before a
tenant moves in.

Front Of Property



Parking/Rear Of Building

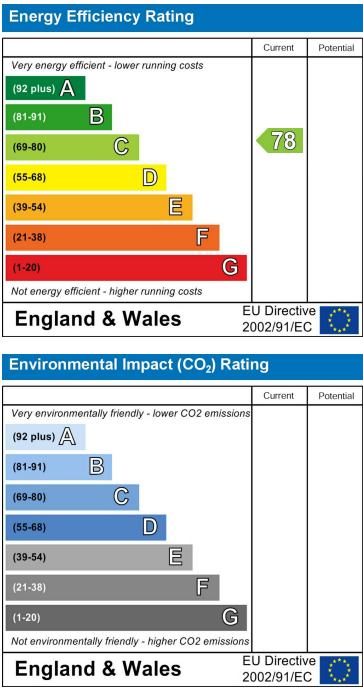
Agents Lettings Notes

PLEASE NOTE - All of our rental properties require
1 full months rent security deposit and 1 full months
rent in advance. From this amount we require 1
weeks rent to be paid up front as a holding deposit
to process your application.

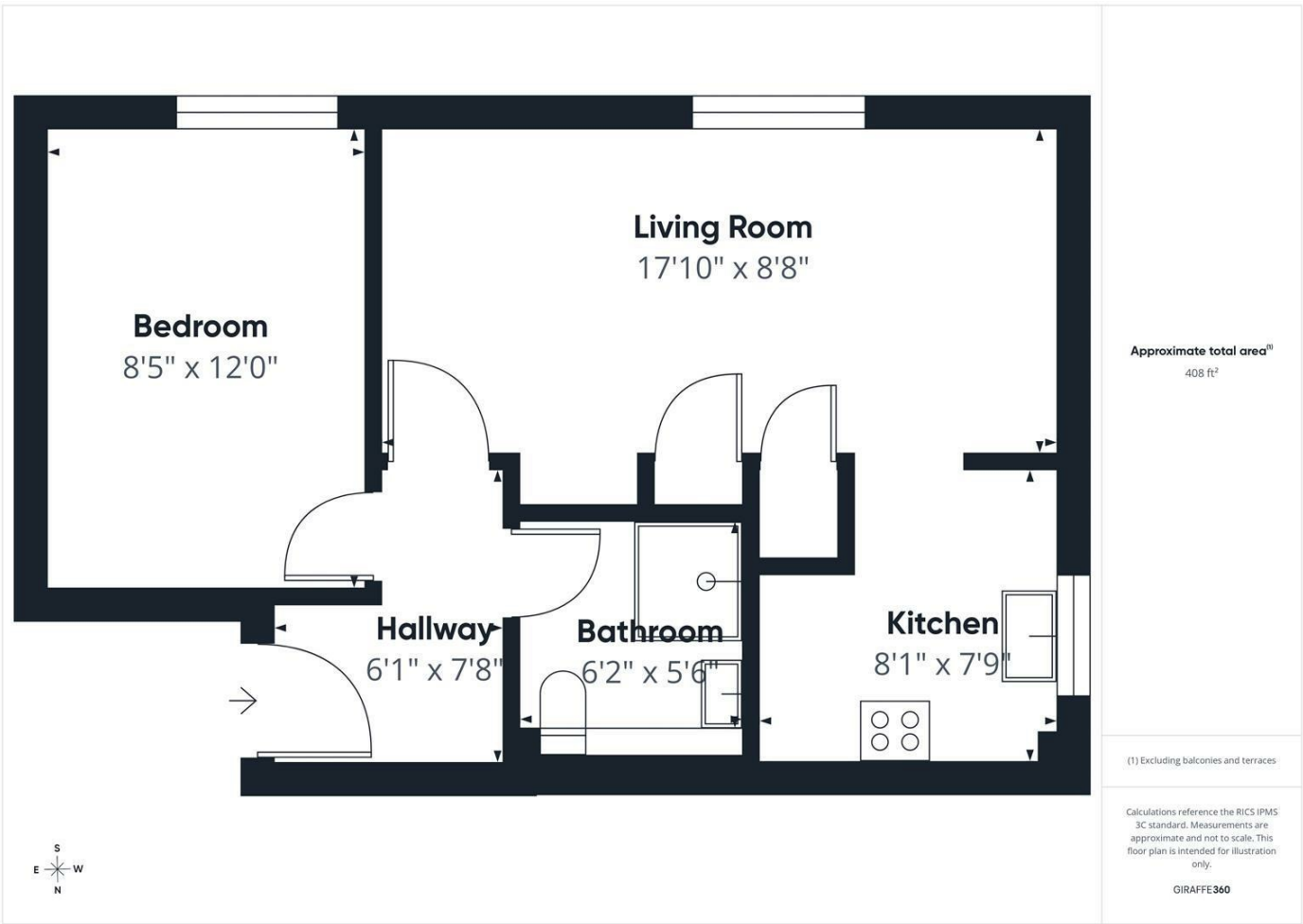
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.