

NP NICHOLAS
PERCIVAL

To Let.

62 Prettygate Road, Colchester, Essex CO3 4ED





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Spacious Two-Bedroom Maisonette in Popular Prettygate Location

To Let £1100 pcm | Holding deposit £253 | Deposit £1,265

EPC D | Colchester City Council tax band A

Property

A spacious and newly redecorated two-bedroom maisonette situated in the popular area of Prettygate, offering well-proportioned accommodation and available immediately.

The property is accessed via an external metal staircase, leading to the front door and entrance lobby. From the lobby, there is access to the bathroom, kitchen with sitting room beyond, master bedroom and stairs rising to the first floor.

The generously sized kitchen is fitted with a range of white wall and base units complemented by contrasting black worktops. There is space for a fridge and washing machine, together with a freestanding electric oven. The kitchen is well proportioned and offers ample room for a dining table.

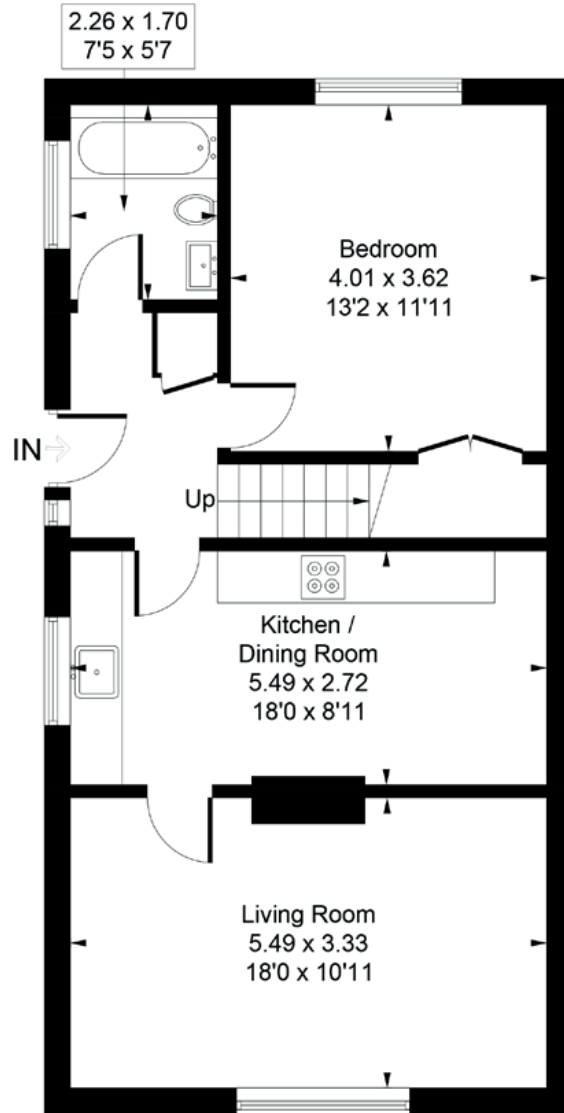
Beyond the kitchen is a bright and spacious sitting room, featuring a decorative fireplace and plenty of natural light, creating a welcoming and comfortable living space.

Also located on this floor is the main bedroom and family bathroom. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC.

To the second floor is a further well-sized bedroom, together with an additional room which would be ideal for use as a home office, study or storage space.

Overall, this well-presented maisonette provides spacious and versatile accommodation in a popular residential location and is available immediately.



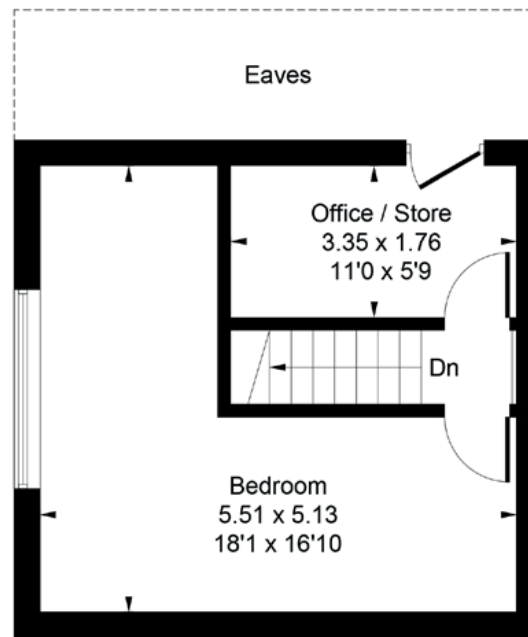


First Floor



62 Prettygate Road, Colchester, CO3 4ED

Approximate Gross Internal Area = 979 sq ft / 91.0 sq m
(Excluding Eaves)



Second Floor

Situation

Prettygate is a popular residential area on the western side of Colchester, offering a convenient blend of established homes, local amenities and green open spaces. The area is well served by shops, schools, leisure facilities and regular bus services, while Colchester town centre is within easy reach. With its attractive residential setting and excellent range of everyday amenities, Prettygate is a desirable location for a variety of tenants.

Location.

62 Prettygate Road, Colchester, Essex

Sat-Nav Ref: **CO3 4ED**

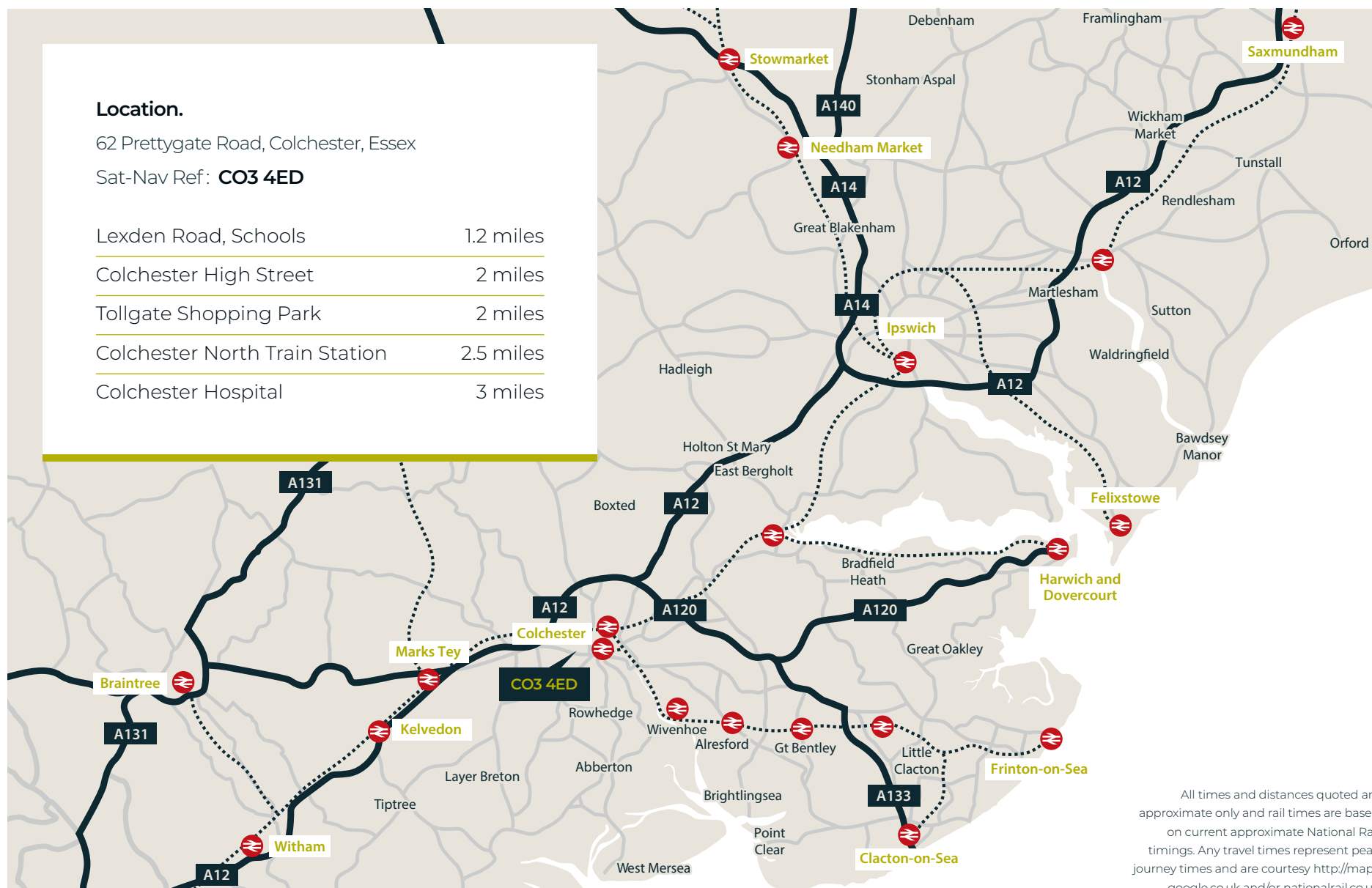
Lexden Road, Schools 1.2 miles

Colchester High Street 2 miles

Tollgate Shopping Park 2 miles

Colchester North Train Station 2.5 miles

Colchester Hospital 3 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, photos were taken in 2023 and the property has since been occupied.

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.