

**NP** NICHOLAS  
PERCIVAL

**To Let.** £925 PCM

31 Cedars Road, Colchester, Essex, CO2 7BS

Incorporating **BS** BIRCHALL  
STEEL







Two bedroom terraced house in the popular St Johns Green area within walking distance of the primary school and town centre.

To Let £925 pcm exclusive | Holding Deposit £213 | Deposit £1065

EPC Band E47 | Available immediately | No Pets | No Smokers

### Lounge / Dining Room

**23'6" X 10'6" ( 7.16m X 3.2m )**

with window and door to front, fitted carpet, 2 wall mounted night storage heaters, decorative fireplace, understairs cupboard, stairs to first floor, door to :

### Inner Lobby

With doors to kitchen and

### Bathroom

with window to rear, fitted with white suite comprising low level W.C, pedestal wash hand basin and shower cubicle, tiled walls and tiled floor.

### Kitchen

**10'3" x 6'9" ( 3.12m x 2.06m )**

Newly fitted with a range of grey modern base and wall units, with stainless steel sink and drainer, integrated single oven, hob and extractor. Space for an undercounter fridge.

### Bedroom One

**10'3" x 7'6" ( 3.12m x 2.29m )**

with window to front, electric night storage heater, fitted carpet.

### Bedroom Two

**12'3" x 10'2" ( 3.73m x 3.1m ) reducing to 6'6"**

with window and door to rear, fitted wardrobe cupboard, electric night storage heater, fitted carpet.

### Outside

The door from the kitchen gives access to an enclosed rear courtyard. Resident parking permits can be applied for from Colchester Borough Council.

### No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

**31 Cedars Road, Colchester, Essex**

Sat-Nav Ref: **CO2 7BS**

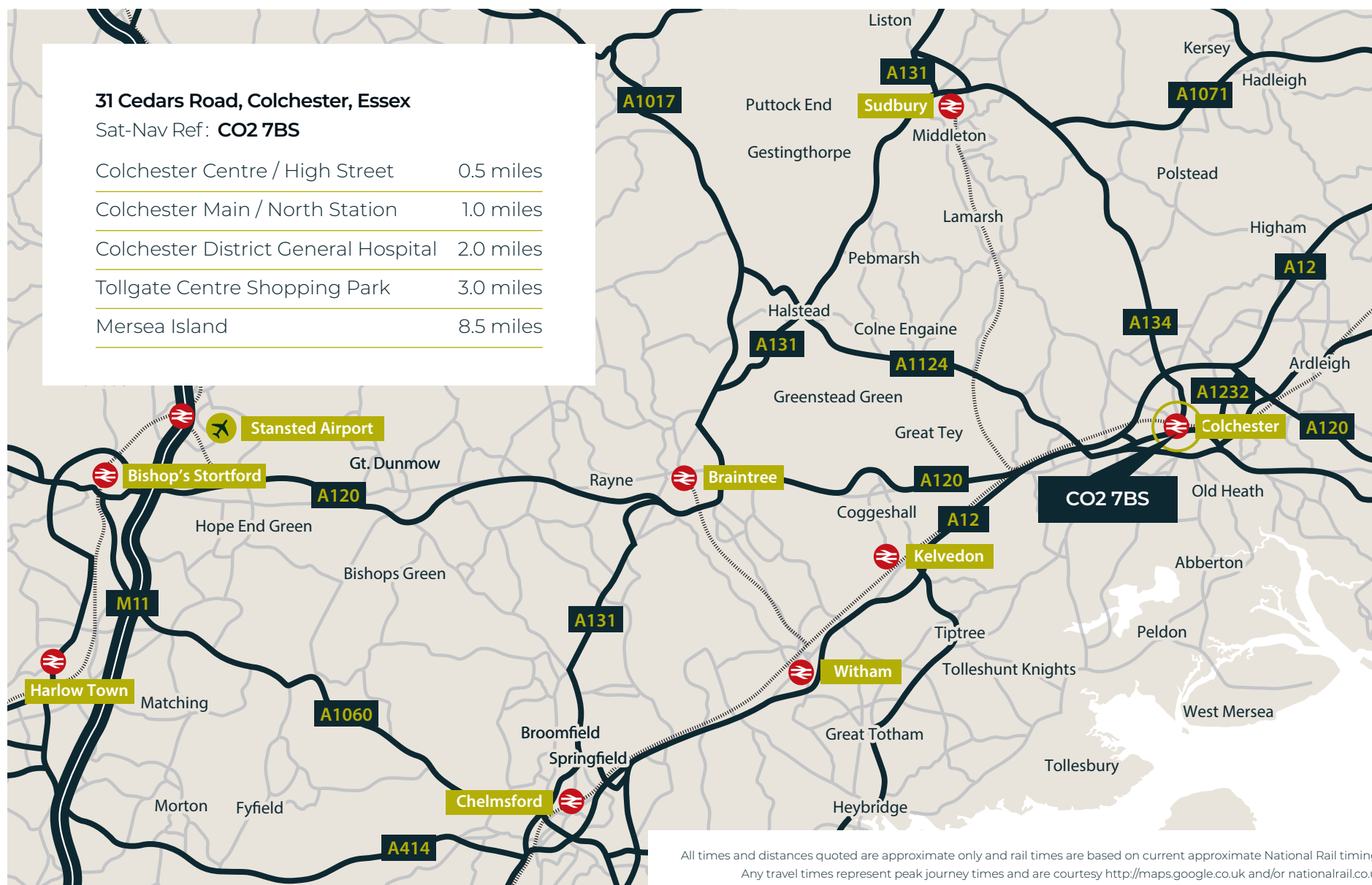
Colchester Centre / High Street 0.5 miles

Colchester Main / North Station 1.0 miles

Colchester District General Hospital 2.0 miles

Tollgate Centre Shopping Park 3.0 miles

Mersea Island 8.5 miles

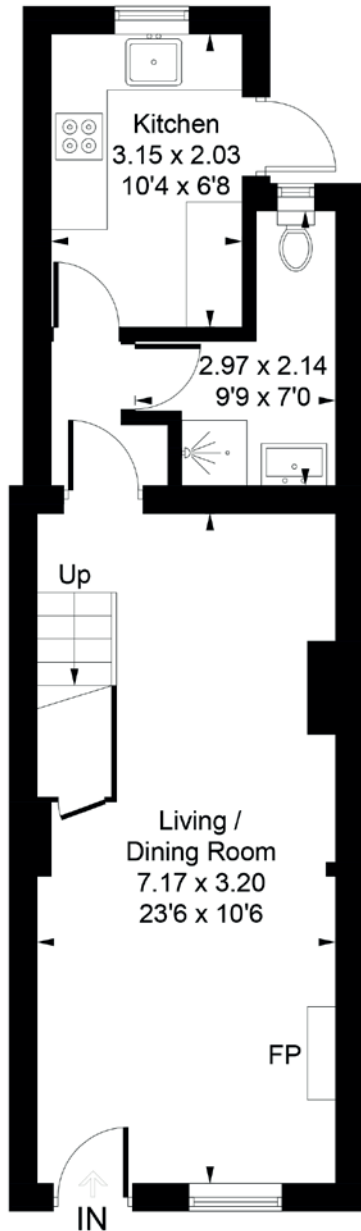


All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.  
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)









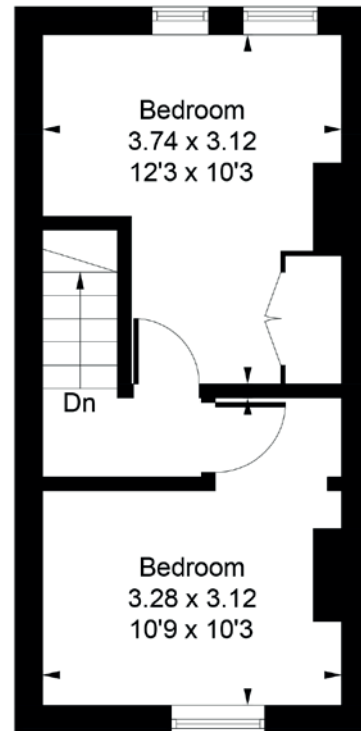
**Ground Floor**



## 31 Cedars Road, Colchester, Essex CO2 7BS

**Internal Floor Area: 647 SqFt ( 60.1 SqMt )**

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



**First Floor**



Viewing is strictly by appointment with the Sole Letting Agents.

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.

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