



ST ALBANS, COLCHESTER, ESSEX, CO3

£1,300 PCM





A well-presented, two-bedroom, end-terraced house situated in the sought after area of St Marys, within walking distance of the City Centre. This property comprises of two reception rooms, downstairs cloakroom, two double bedrooms, family bathroom, kitchen and large rear garden. Further benefitting from having access to on road permit parking and gas central heating throughout. This property is offered unfurnished and is available beginning of July. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Double glazed front door, radiator, door to lounge, door to dining room and stairs for first floor.

LOUNGE

12' 0" maximum with alcove x 9' 8" (3.66m x 2.95m)
Double glazed window to front, radiator, open fireplace.

DINING ROOM

10' 4" x 10' 10" (3.15m x 3.3m) Double glazed window to rear, radiator, built in cupboard to alcove understairs cupboard and door to kitchen.





KITCHEN

10' 2" x 6' 9" (3.1m x 2.06m) Double glazed door to rear, double glazed window to rear, space and plumbing for washing machine, space for under counter fridge freezer or tumble dryer, eye and base level units, gas hob, electric oven and extractor fan, door to storage area and radiator.

CLOAKROOM

Window to rear, radiator, wash hand basin and WC.

LANDING

Doors to bedroom one, bedroom two and large bathroom and storage cupboard.



BATH/SHOWER ROOM

10' 2" x 6' 10" (3.1m x 2.08m) Double glazed window to rear, radiator, bath with shower tap attachment (not to be used as a stand-up shower), single shower cubicle with plumbed in shower, wash hand basin and WC.

BEDROOM ONE

13' 2" x 12' 0" maximum (4.01m x 3.66m) Two double glazed windows to front and radiator.

BEDROOM TWO

12' 1" maximum x 8' 2" (3.68m x 2.49m) Double glazed window to rear and radiator.



GARDEN

Mainly laid to lawn, two patio areas, flower borders, wooden shed and side gate to passage leading to the front of the property.

Council Tax Band: C

Rent: £1,300.00

Holding Deposit: £300.00

Security Deposit: £1,500.00





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		