



GILBERD ROAD, COLCHESTER, ESSEX, CO2

£1,050 PCM





We are pleased to offer to the rental market a two-bedroom quarter house located in the South of Colchester. This property comprises of one double bedroom, one single bedroom, spacious lounge and kitchen with integrated hob and oven. Further benefitting from gas central heating, allocated parking and being close to local amenities. This property is offered unfurnished and is available June/July. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

UPVC double glazed door into

LIVING ROOM

14' 3" x 11' 11" (4.34m x 3.63m) UPVC double glazed window to the front, 1 x radiator.

KITCHEN

10' 6" x 6' 1" (3.2m x 1.85m) UPVC double glazed window to the front, eye level and base units with over worktop, integrated oven/ hob, extractor fan, space for washing machine, space for fridge/ freezer.





BEDROOM ONE

11' 5" x 7' 9" (3.48m x 2.36m) UPVC double glazed window to the front, 1 x radiator.

BEDROOM TWO

7' 6" x 5' 9" (2.29m x 1.75m) UPVC double glazed window to the rear, 1 x radiator.

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m) UPVC double glazed window to the rear, bath with shower, low level wc, hand wash basin, 1 x radiator.



PARKING

Allocated parking for one vehicle.

Rent: £1,050.00

Holding Deposit: £242.30

Security Deposit: £1,211.53

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		