



CORONATION AVENUE, COLCHESTER, CO2

£1,000 PCM





We are delighted to offer this two bedroom first floor Maisonette, located in the Monkwick area of Colchester, the property comprises of two double bedrooms, a bathroom with shower over the bath, a modern kitchen, spacious lounge, further benefitting from having Gas central heating and off road parking. The property is available now. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Entrance door into.

#### LIVING ROOM

12' 29" x 12' 38" (4.39m x 4.62m) UPVC double glazed windows, fitted carpets, 1 x radiator.

#### KITCHEN

11' 07" x 8' 91" (3.53m x 4.75m) UPVC double glazed window, eye level and base units with over worktop, space for washing machine, space for Fridge/ freezer, inset stainless steel sink, vinyl flooring, 1 x radiator.

#### BEDROOM ONE

17' 37" x 8' 77" (6.12m x 4.39m) UPVC double



glazed windows, fitted carpet.

### BEDROOM TWO

15' 38" x 8' 76" (5.54m x 4.37m) UPVC double glazed windows, fitted carpet, 1 x radiator.

### BATHROOM

5' 53" x 7' 78" (2.87m x 4.11m) UPVC double glazed window, bath with over shower, glass screen, low level wc, hand wash basin, tiled flooring, 1 x radiator.

### REAR GARDEN

Large rear garden laid to lawn.



### PARKING

Off road parking.

### COUNCIL TAX

Council Tax - A

Rent: £1,000.00

Holding Deposit: £230.76

Security Deposit: £1,153.84





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		