



NP NICHOLAS
PERCIVAL

To Let. £1,500 PCM

3 Colneford Hill, White Colne, Colchester, Essex, CO6 2PJ



A spacious and well-appointed 3-bedroom semi-detached property, located in the popular village of White Colne with the benefit of gas fired central heating, enclosed rear garden and allocated parking.

To Let £1,500 pcm exclusive | Holding Deposit £346 | Deposit £1,730

EPC Rating: TBC | Council Tax: Braintree District Council, Band C

Entrance Hall

With stairs to first floor, wooden flooring, radiator, under stairs cupboard housing consumer unit, ceiling light point, wall-mounted thermostat, large double storage cupboard.

Cloakroom

With suite comprising low level W.C., wash hand basin, wooden flooring, extractor fan and inset spotlighting.

Kitchen/Dining Room (6.074m into Bay x 2.59m)

With bay window to front and window to rear comprehensively fitted with range of base and eye level units, granite worktops, 4 ring integral gas hob with extractor hood over, integral electric oven and microwave, washing machine and dishwasher, one and a half bowl sink and drainer unit, integral fridge/freezer, tiled splashback, tiled floor, radiator, inset spotlights.

Living room (5.55m x 3.19

With windows to side and rear and doors to side giving access to the garden, wooden flooring, 2 ceiling light points, radiator.

First Floor Landing

With airing cupboard housing hot water cylinder.

Master Bedroom (4.71m x 3.18m)

With windows to side and rear, double wardrobe cupboard, wooden flooring, ceiling light point, radiator, door to –

En-suite Shower room

With suite comprising shower enclosure with Power Shower, concealed cistern W.C., wall-hung wash hand basin, marble tiled walls, vinyl flooring, inset spotlighting, extractor fan.

Bedroom Two (3.59m x 2.86m)

With window to front, range of fitted wardrobe cupboards, wooden flooring, radiator, ceiling light point.

Bedroom Three (3.67m x 2.65m

With window to rear, double fitted wardrobe cupboard, wooden flooring, radiator, ceiling light point.

Family Bathroom

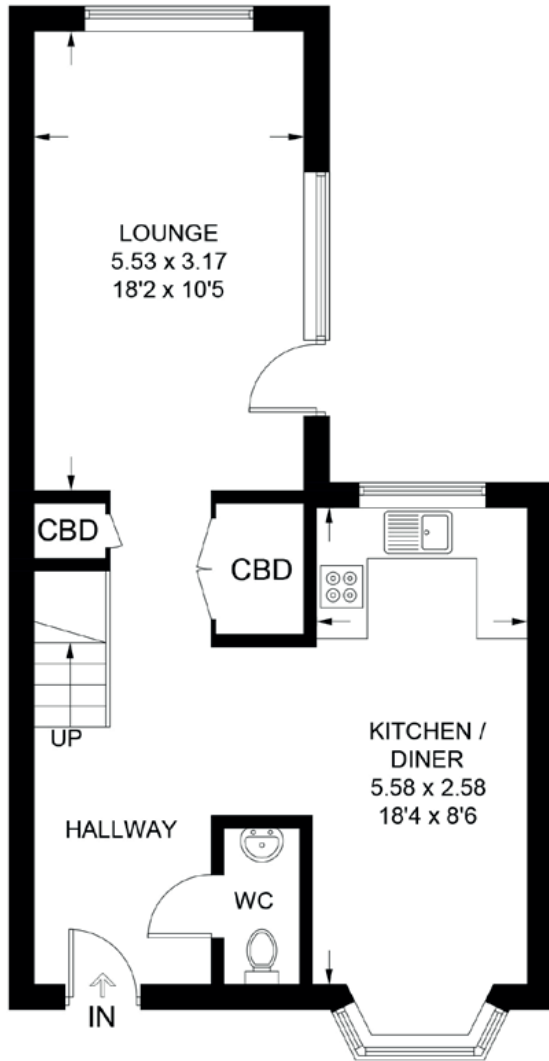
With window to front suite comprising pedestal wash hand basin, low level W.C., bath with shower over, half tiled walls, vinyl flooring, inset spotlighting, extractor fan, electric shaver point.

Outside

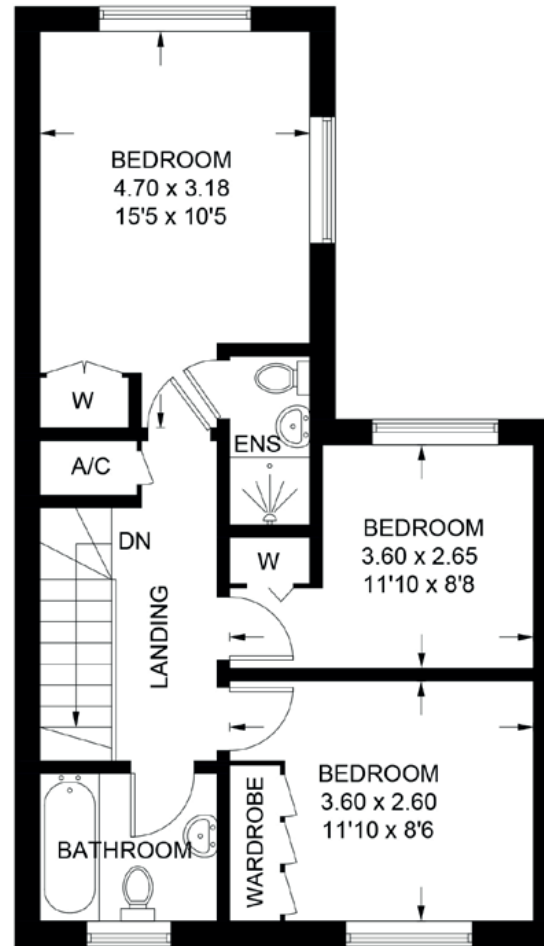
To the rear of the property, there is an enclosed garden laid mainly to lawn with patio area, outside tap, gate to rear giving access to 1 allocated parking space and 2 visitor parking spaces. The front of the property is approached over a paved path, there is a brick built outbuilding providing storage (this is not secure).







Ground Floor
52.3 sq m / 563 sq ft



First Floor
48.7 sq m / 524 sq ft



Colneford Hill

Approximate Gross Internal Area
101.0 sq m / 1087 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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.