



ROSALIND CLOSE, COLCHESTER, CO4

£1,300 PCM





We are delighted to offer to the rental market this three-bedroom end-terraced house, situated in Greenstead, close to local amenities, schools and A12. This property comprises of an open plan lounge/ diner, kitchen, downstairs cloakroom, a garden room, shower room and a rear enclosed garden. This property further benefits from Gas central heating throughout. This property is offered unfurnished and is available 20th May. An early viewing is advised to appreciate the property to offer!

#### ENTRANCE HALL

UPVC double glazed door into.



#### LOUNGE/DINER

18' 1" x 16' 8" (5.51m x 5.08m) UPVC double glazed window to the front and rear, under stairs cupboard, door leading to garden room and rear garden, 2 x radiator's, fitted carpet.

#### KITCHEN

11' 8" x 9' 6" (3.56m x 2.9m) UPVC double glazed window to the rear, eye level and base units with over worktops, integrated oven/ hob, extractor fan, inset stainless steel sink, washing machine, space for fridge/ freezer, tiled flooring.



#### CLOAKROOM

UPVC double glazed window to the rear, low level wc, hand wash basin, tiled flooring.

#### GARDEN ROOM

7' 6" x 4' 8" (2.29m x 1.42m) UPVC double glazed door leading to rear garden, fitted carpet.

#### BEDROOM ONE

14' 6" x 9' 10" (4.42m x 3m) UPVC double glazed window to the front, built in wardrobe, 1 x radiator, fitted carpet.



#### BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m) UPVC double glazed window to the rear, built in wardrobe, 1 x radiator, fitted carpet.

#### BEDROOM THREE

7' 8" x 9' 1" (2.34m x 2.77m) UPVC double glazed window to the front, built in wardrobe, 1 x radiator, fitted carpet.

#### GARDEN

Enclosed rear garden, patio area.



#### PARKING

On road parking.

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	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		