



ST. JOHNS GREEN, COLCHESTER, CO2

£1,000 PCM





We are delighted to offer to the rental market this well presented one bedroom grade II listed cottage, situated within walking distance to the City centre. The property comprises of a lounge, kitchen with integrated oven/hob, large double bedroom with fitted wardrobes, bathroom and an enclosed rear courtyard garden. The property further benefits from having gas central heating and on road permit parking. The property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

#### LIVING ROOM

11' 1" x 9' 10" (3.38m x 3m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.



#### KITCHEN

12' 3" x 6' 4" (3.73m x 1.93m) UPVC double glazed window to the rear, back door to rear garden, stairs to first floor, eye level and base units with over worktop, integrated oven/hob, extractor fan, space for washing machine, under stairs area with space for Fridge/Freezer, sink, 2 x radiators, tiled flooring.

#### BEDROOM

10' 10" x 10' 10" (3.3m x 3.3m) UPVC double glazed





window to the front, fitted wardrobes, dressing table area, 1 x radiator, wood effect flooring.

### BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m) UPVC double glazed window to the rear, walk in double shower with glass screen, low level wc, hand wash basin, built in cupboard, 1 x radiator, vinyl flooring.

### COURTYARD GARDEN

Patio rear enclosed garden.

### PARKING

Permit on road parking.

Rent: £1,000.00

Holding Deposit: £230.76

Security Deposit: £1,153.84





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |