



Woodpecker Way, Kieby Cross CO13

£1,275 pcm

A beautifully presented two bedroom semi detached house situated within the quaint village of Kirby Cross and within a short distance of Kirby Cross Railway Station, with links to Colchester and London Liverpool Street. This property benefits from modern living throughout, a fitted kitchen, downstairs WC and two double bedrooms upstairs. Available from the end of September on a unfurnished basis.

- Modern Throughout
- Fitted Kitchen
- Two Double Bedrooms
- Off Road Parking for 2 Cars
- Unfurnished
- Available End of September



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Council Tax Band
Council Tax Band B

LOCAL AUTHORITY
Tendring District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,470 is required in cleared funds prior to the commencement of the tenancy.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.