



## Greenstead Road, Colchester

£1,150 Per Calendar Month



- Available November
- Two bedroom house found in popular residential location
- Close to railway station and City Centre
- Lovely size lounge and separate dining room
- Fitted kitchen
- 1st floor bathroom and two well proportioned bedrooms
- Well maintained courtyard style rear garden



## \*\*\*UNEXPECTEDLY BACK AVAILABLE \*\*\* \*\*\*\*\*

**Two bedroom house located close to Colchester City Centre and railway station. Accommodation boasts lovely size lounge, separate dining room and newly fitted kitchen. First floor is home to two well proportioned bedrooms and spacious four piece bathroom. Externally the property has a delightful Courtyard style rear garden with shingled seating area.**

Lounge 9'8 x 9'8 double glazed window to front. Brick built fireplace. Stripped wooden flooring. Smooth ceiling with spot lighting. Dining room 9'8 x 9'8 gives access to garden via French double glazed doors. Continuation of flooring. Stairs lead to first floor accommodation. Newly fitted kitchen 9'8 x 3'2 double glazed window. Range of wall and base mounted units with matching storage drawers. Complimentary wooden style worksurfaces with upstands housing sink drainer with swan neck mixer tap. Part tiling to walls. Hob, oven and extractor hood to remain. Double glazed window. Wooden style flooring.

First floor is home to two bedrooms and family four piece bathroom.

Bedroom one 9'8 x 9'8 double glazed window to front.

Bedroom two 9'8 x 6'5 double glazed window to rear.

Spacious four piece bathroom comprises white panel bath, shower cubicle, wash hand basin and low level wc. Part tiling to walls. Obscure double glazed window.

Externally the property has a delightful Courtyard style garden. Paved with shingled seating area.

Council Tax Band: B

Local Authority: Colchester

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

### TENANCY FEES

1 Weeks Holding Deposit

### SECURITY DEPOSIT

Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.

Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.

This covers damages or defaults on the part of the tenant during the tenancy.

### OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

### TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

### PROPERTY MANAGEMENT

All our properties are managed by Property Stop, and not ourselves. For more information visit [www.property-stop.com](http://www.property-stop.com)



Colchester is a town in the county of Essex. In the Castle Park, Colchester Castle is a huge Norman keep, built on the foundations of a Roman temple. Its museum displays artefacts up to 2,500 years old. Also in the park is Hollytrees Museum, a Georgian townhouse displaying 3 centuries of clothing, clocks and decorative arts. Nearby, in the Dutch Quarter, are the remains of a Roman theatre. Town Centre offers a variety of shops, pubs and restaurants. Railway station, the famous Colchester Zoo and A12 road links near



Ground Floor



