



ST. PETERS STREET, COLCHESTER, CO1

£1,600 PCM





Ezelet are delighted to offer to the rental market a very well presented six bedroom detached house, situated close to the Castle park and walking distance to the town centre. This property comprises of a lounge, kitchen/diner, downstairs cloakroom, converted garage for a playroom/ tv room, gas central heating, family bathroom and main bedroom with ensuite. Further benefitting from a courtyard garden, off road parking for one vehicle and the option to obtain on road parking permits from the local Council. This property is offered unfurnished and is available from the 14th May 2021. An early viewing is recommended to appreciate the accommodation to offer. There will be an extra £25.00 on top of the rent for pets

ENTRANCE HALL

Wooden door into

LIVING ROOM

18' 10" x 15' 9" (5.74m x 4.8m) Patio doors leading to court yard, windows to the front and side, 1 x radiator, wooden flooring.

KITCHEN/DINER

18' 7" x 14' 7" (5.66m x 4.44m) UPVC double glazed



patio doors leading to court yard and window to the side and rear, eye level and base units with Granite worktops, integrated oven/ hob, extractor fan, space for washing machine/ dishwasher, wooden flooring.

CLOAKROOM

Low level wc, hand wash basin, wooden flooring.

PLAY ROOM/ TV ROOM

20' 4" x 7' 4" (6.2m x 2.24m) Windows to the front, 1 x radiator, wooden flooring.

BEDROOM ONE

12' 10" x 14' 8" (3.91m x 4.47m) Window to the front and side, 1 x radiator, door to en suite.

ENSUITE

Window to the rear, shower with glass screen, low level wc, vanity hand wash basin, towel rail, 1 x radiator vinyl flooring.

BEDROOM TWO

9' 2" x 15' 9" (2.79m x 4.8m) Window to the front, 1 x radiator.

BEDROOM THREE

9' 5" x 15' 9" (2.87m x 4.8m) Window to the side and rear, 1 x radiator, fitted carpet.

BEDROOM FOUR

8' 8" x 10' 2" (2.64m x 3.1m) Windows to the rear and side, 1 x radiator, fitted carpet.

BEDROOM FIVE

14' 1" x 10' 4" (4.29m x 3.15m) Window to the side, hand wash basin, 1 x radiator, fitted carpet.

BEDROOM SIX

14' 8" x 10' 5" (4.47m x 3.18m) Window to the rear, hand wash basin, 1 x radiator, fitted carpet.

CLOAKROOM

Low level wc, vinyl flooring.

BATHROOM

Bath with over shower, low level wc, hand wash basin, built in cupboards, vinyl flooring.

STORAGE SHED

18' 3" x 8' 2" (5.56m x 2.49m) Storage shed with power.





COURTYARD

Courtyard.

PARKING

Driveway for one vehicle.

Rent: £1,600.00

Security deposit: £1,846.15

Holding deposit: £369.23



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		