

London Road, Copford, Colchester, CO6 1LG



**To Let**  
**Unfurnished**  
**£1,350 pcm**

**3 bedrooms**  
**1 reception room**  
**1 bathroom**



A fantastic three bedroom detached family home, occupying an excellent position within the sought after village of Copford. The property offers ample off-road parking and wonderful gardens to the front and rear.

## Some details

Occupying a fantastic position within the sought after village of Copford, is this very well-presented three bedroom detached family home. The property is approached via a long driveway and excellent front gardens, with plenty of off-road parking and a further garden to the rear mainly laid to lawn. A wide entrance hall provides access to the kitchen to the rear and living room to the side with stairs to the first floor, as well as a storage cupboard. The kitchen also provides excellent storage and comes complete with electric oven and gas hob as well as fitted units and a patio door to the side. The living room features a large window to the front aspect with sliding patio doors to the rear, allowing for plenty of natural light. To the first floor are three bedrooms, two of which are large doubles, as well as a family bathroom with complete suite.

This property is offered unfurnished and is available from the beginning of April.

Please note that the garage is not included.

### Entrance hall

Stairs to first floor, doors to kitchen and living room.

### Living room

16' 11" x 11' 11" (5.16m x 3.63m) Sliding patio doors to the rear, feature fireplace (non-functional).

### Kitchen

12' 8" x 11' 9" (3.86m x 3.58m) (max)

With two large storage cupboard, fitted bas and eye-level units, electric oven and gas hob with extractor hood.

### Landing

With doors to all bedrooms, bathroom and the airing cupboard.

### Bedroom one

12' 9" x 11' 2" (3.89m x 3.4m)

Window to rear aspect.

### Bedroom two

11' 11" x 10' 8" (3.63m x 3.25m)

Window to front aspect.

### Bedroom three

9' 3" x 7' 3" (2.82m x 2.21m)

Window to front aspect, cupboard housing the boiler.

### Bathroom

8' 0" x 5' 9" (2.44m x 1.75m)

Panelled bath with shower over, pedestal hand wash basin, low-level w/c and heated towel rail.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,557.69

Availability: 17<sup>th</sup> May

No Pets

Non Smokers

EPC Rating:

Council tax band D

### Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

### Further information

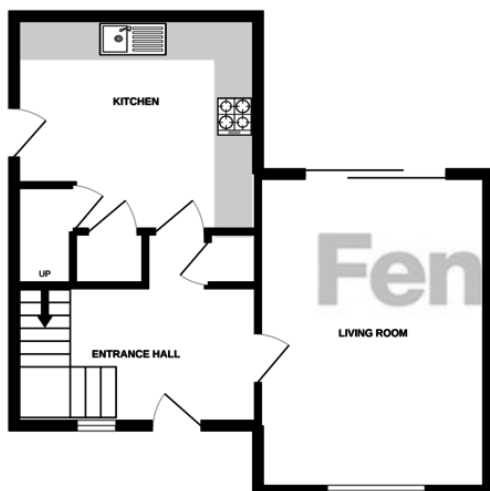
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

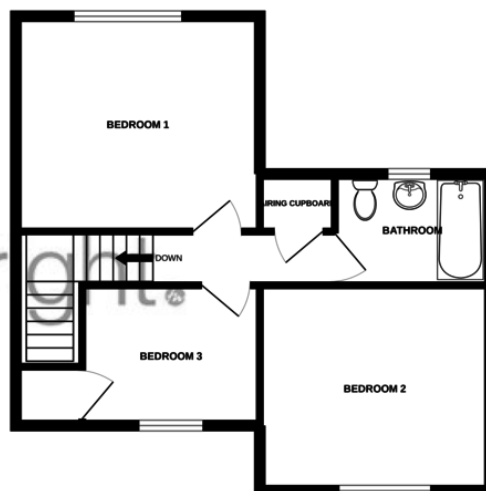
### Viewing

To make an appointment to view this property please call us on 01206 764499.

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

To find out more or book a viewing

**01206 764499**

**fennwright.co.uk**

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

#### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessarily require permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our

