

Rosa Road, Elmstead, Colchester, CO7 7HF



**To Let**  
**Unfurnished**  
**£1,850pcm**

**3** bedrooms  
**1** reception room  
**2** bathrooms



## Some details

### General information

A generous-sized family home located at Chattowood which is an exciting new collection of thoughtfully designed homes located in the sought after award-winning village of Elmstead Market close to the historic town of Colchester. An exceptional development of contemporary high quality two, three and four bedroom properties creating an impressive new neighbourhood.

The home comprises; An entrance hallway with cloakroom and stair flight to the first floor. A spacious dual aspect living room with double doors into an impressive open-plan kitchen/family room, that in turn benefits from bi-fold doors to the rear garden. There is a utility room giving space for white goods, that has access to the side of the property. To the first floor the landing houses a large airing cupboard and provides access to all three bedrooms, two of which have built-in wardrobes, with the master further benefitting from a sleek en-suite shower room. The accommodation is completed by a contemporary family bathroom.



### Entrance hall

#### Cloakroom

4' 8" x 4' 6" (1.42m x 1.37m)

#### Living room

16' 1" x 15' 2" (4.9m x 4.62m)

#### Kitchen-family room

23' 9" x 10' 1" (7.24m x 3.07m)

#### Utility room

8' 1" x 5' 1" (2.46m x 1.55m)

#### Landing

#### Bedroom one

13' 11" x 10' 1" (4.24m x 3.07m)

#### Ensuite

7' 1" x 6' 2" (2.16m x 1.88m)

#### Bedroom two

11' 1" x 8' 2" (3.38m x 2.49m)

#### Bedroom three

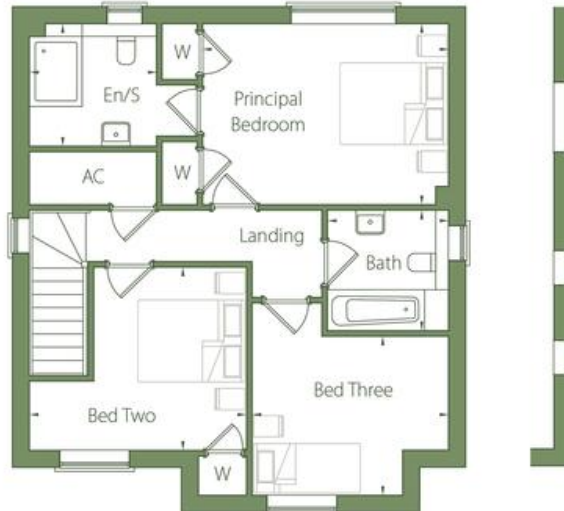
12' 2" x 10' 3" (3.71m x 3.12m)

#### Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

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FIRST FLOOR



Please note. Plots 10,14, 18, 19, 24, 37, 45, 50, 52, 54, 56, 64 and 76 are handed /flipped compared to the plans and image shown.

Please note. This side wall arrangement is to Plots 10, 43, 52, 53, 54 and 65 only.

GROUND FLOOR





### Letting information

The rent is exclusive of utilities and council tax.  
Minimum term: 12 months  
Deposit: £2134.61  
Availability: Mid/Late March  
No Pets  
Non Smokers  
Council tax TBC  
EPC rating TBC

### 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.

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# INSERT MAP

## Directions

Plot 64

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