



Grier & Partners
RESIDENTIAL LETTINGS



1 Granary Cottages, Straight Road
East Bergholt, Colchester, CO7 6UU

- Open Plan Living Area
- New build to very high standard
- Beautiful rural setting
- Ample Parking to the front

Rent £1,450 pcm

EPC Rating 'TBC'





Property Description

INTRODUCTION

This stylishly new recently converted barn, offers two double bedrooms both with en-suite bathrooms, an open plan layout to the kitchen dining sitting room, utility and an enclosed rear garden overlooking open fields.

TERMS

Rent Sought £1495 PCM

Min 12-month tenancy

Deposit £1725 (5 Weeks Rent)

Rent exclusive of utilities and council tax

Non-smoking

No Pets

References required

Broadband available

Heating via Air Source Heat Pump to underfloor heating throughout

Tenancy application required



INFORMATION

Air source heat pump, underfloor heating throughout, ample power sockets and TV ariel sockets, recessed lighting to bathrooms, halls and kitchens. Laid floor coverings throughout and curtain poles to all rooms. Windows are sealed units, double glazed, latest levels of insulation throughout. Gardens have large paved terrace areas leading to garden laid to lawn with fenced boundaries. Countryside views to both front and rear. Outside lighting to both front and rear.

ENTRANCE HALL via door with side screen. Doors to: Utility, kitchen, cloakroom and stairs to first floor.



CLOAKROOM Glazed Window to front. White suite comprises of WC, wash hand basin, extractor fan.

UTILITY ROOM 6' 10" x 4' 08" (2.08m x 1.42m) Space for washing machine, and tumble dryer. Sink inset to base cupboards.

KITCHEN 18' 10" x 9' 02" (5.74m x 2.79m) TV and power points. Kitchen area: Range of fitted wall and base units arranged to three walls including inset hob and extractor fan over, with inset oven, and extractor fan over, flanked by wall cupboards. Inset stainless steel sink and drainer. Many base units including drawers, with breakfast bar. Space for dishwasher and American style fridge freezer. Window to front overlooking fields.

LIVING ROOM 18' 10" x 13' 10" (5.74m x 4.22m) Window and Patio doors leading to rear overlooking the garden and open fields.

UPSTAIRS HALLWAY Door to cupboard with hanging rails. Doors to Bedroom 1 & 2.



BEDROOM ONE 16' 05" x 13' 06" (5m x 4.11m) Window to rear overlooking garden and field views. TV and power points. Door to Ensuite.

Door to walk in wardrobe with hanging rails. Curtain Rails.

ENSUITE White suite includes low level WC, pedestal wash hand basin, panelled bath with fixed head and hand-held shower, heated towel rail extractor fan. Glazed Window to rear.

BEDROOM TWO 14' 07" x 12' 07" (4.44m x 3.84m) Window to front overlooking fields. TV and power points. Door to Ensuite. Cupboard housing Air Source Heat Pump. Curtain Rails.

ENSUITE White suite includes low level WC, pedestal wash hand basin, shower cubicle with fixed head and hand-held shower, heated towel rail extractor fan. Glazed window to front.

GARDEN Paved terrace to the rear leading onto lawn. Fenced garden. Outside tap.





The Old Shop
The Street
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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