eze
LET

BRAMLEY CLOSE, COLCHESTER, CO3

£1,450 PCM

Ezelet are delighted to offer to the rental a two bedroom bungalow, situated in the sought of area of Lexden, close to local amenities and access to the A12. The property comprises of a lounge, kitchen/diner, newly fitted bathroom, and a enclosed rear garden. The property further benefits from having Gas central heating a large Garage and a driveway. The property is available from the 1st June. An early viewing is advised to appreciate the property to offer. There will be an extra £25.00 on top of the rent for a pet.

ENTRANCE HALL
Entrance porch leading into double glazed front door.

LOUNGE
15' 3" x 12' 3" (4.65m x 3.73m) UPVC double glazed bay window to the front, window to side, fire place, fitted carpet.

KITCHEN/DINER
11' 8" x 10' 0" (3.56m x 3.05m) UPVC door leading to rear garden, window to the rear, eye level and base units with over worktops, inset stainless steel sink, freestanding oven/ hob, washing machine, 1 x radiator, vinyl flooring.

BEDROOM ONE
10' 10" x 11' 8" (3.3m x 3.56m) UPVC double glazed window to the rear, 1 x radiator, fitted carpet.

BEDROOM TWO
10' 9" x 10' 9" (3.28m x 3.28m) UPVC double glazed window to the front, 1 x radiator , fitted carpet.

BATHROOM
6' 4" x 5' 5" (1.93m x 1.65m) UPVC double glazed window to the rear, newly fitted bath with electric shower, low lever wc, vanity hand wash basin, vinyl flooring.
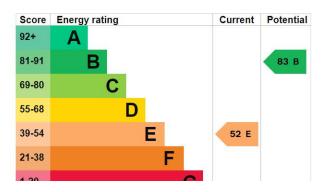
GARDEN
Large rear garden, laid to lawn.

GARAGE

DRIVEWAY
Driveway for one vehicle.

Rent: £1,450.00

Holding deposit: £334.61

Security deposit: £1,673.07

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			83 B
69-80	**C**			
55-68	**D**			
39-54	**E**		52 E	
21-38	**F**			
1-20	**G**			