eze LET

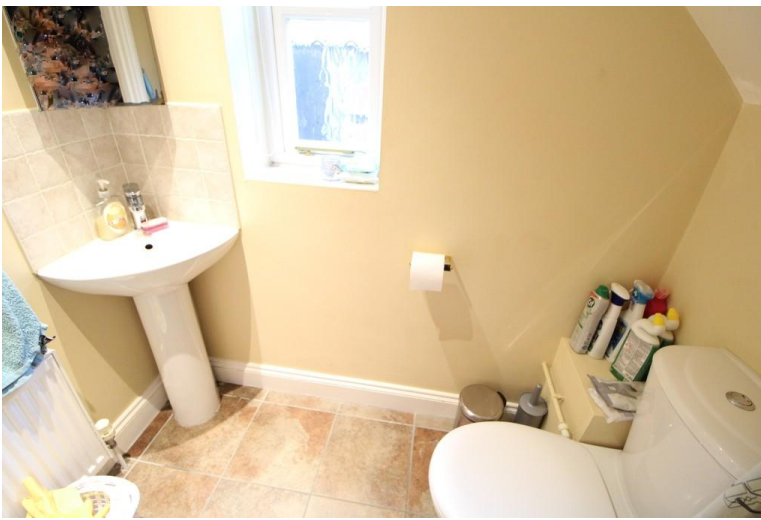# THE CHASE, STRAIGHT ROAD, COLCHESTER, CO3

£1,250 PCM

Ezelet are delighted to offer to the rental market this two-bedroom semi-detached house located in the popular area of Stanway. This property comprises of two double bedrooms, a spacious kitchen with appliances, lounge diner, downstairs cloakroom, and family bathroom. Further benefitting from having a rear garden and allocated parking for one vehicle, please note there are no vans allowed in the parking space. This property is offered unfurnished and is available 23rd January 2024. There will be an extra £25.00 on top of the rent for pets. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL
Wooden door into

LIVING ROOM/ DINER
14' 92" x 13' 28" (6.6m x 4.67m) UPVC double glazed French doors to garden, 1 x radiator, wood flooring.

KITCHEN

11' 18" x 8' 52" (3.81m x 3.76m) UPVC double glazed window to the front, eye level and base units with over worktops, inset stainless steel sink, extractor fan, integrated oven/ hob, integrated fridge/ freezer, integrated washing machine, tiled flooring.

CLOAKROOM

6' 8" x 3' 31" (2.03m x 1.7m) UPVC double glazed window to the side, low level wc, hand wash basin, 1 x radiator, tiled flooring.

STAIRS AND LANDING

Fitted carpet, UPVC double glazed window to the side, storage/ airing cupboard.

BEDROOM ONE

11' 88" x 11' 22" (5.59m x 3.91m) UPVC double glazed windows to the front, 1 x radiator, fitted carpet.

BEDROOM TWO

12' 66" x 8' 59" (5.33m x 3.94m) UPVC double glazed window to the back, 1 x radiator, fitted carpet.

BATHROOM

9' 08" x 5' 89" (2.95m x 3.78m) UPVC double glazed window to the side, bath with over shower, low level wc, hand wash basin, tiled throughout and tiled flooring.

GARDEN

Rear enclosed garden, laid to lawn, patio area, shed to stay, extra storage area to the side of the house.

PARKING

Allocated space for one vehicle, No vans at the property.

Rent: £1,250.00

Holding Deposit: £288.46

Security Deposit: £1,442.30

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		