



**Grier & Partners**  
RESIDENTIAL LETTINGS



**Hadleigh Road**

Holton St. Mary, Colchester, CO7 6NS

- Four Bedrooms
- Landscaped Gardens
- Off-road Parking
- Patio Area

**Rent £2000 pcm**

EPC Rating '50'





## Property Description

### INTRODUCTION

We are delighted to bring to the market this Four-bedroom well-presented bungalow, located in the semi-rural area of Holton St Mary and within easy access of the A12.

### TERMS

Monthly rental of £2000pcm deposit of £2307.69 (5 Weeks Rent) Short Term Let desired, Non-Smoking, References Required Full Tenancy Referencing will be carried out at no cost to the applicant, Available Now. NO PETS



#### **DIRECTIONS**

From the A12 heading South take the East Bergholt Four Sisters Junction, when you reach the T junction turn right onto the B1070. Continue on towards the village of Holton St Mary, the property can be found on the left-hand side of Hadleigh Road down a gravelled driveway before the Church Square.

#### **SERVICES**

All mains' services are connected to the property. Babergh Mid Suffolk District Council 0300 1234000 Council Tax A EPC E



#### **BEDROOM ONE**

9' 09" x 9' 09" (2.97m x 2.97m) Window to rear with fitted blind, radiator, door to Ensuite.

#### **ENSUITE**

Glazed window to side with fitted blind, WC, Basin, Shower, Heated Towel rail, tiled flooring.

#### **BEDROOM TWO/ DINING ROOM**

11' 09" x 8' 09" (3.58m x 2.67m) Window to rear with fitted blind, Radiator, Small Cupboard.



#### **BEDROOM THREE**

11' 09" x 8' 08" (3.58m x 2.64m) Window to rear overlooking the garden, with fitted blind, radiator.

#### **ENTRANCE HALL**

Entrance Hall with doors to Bedroom 1 & 2 and kitchen, Floor length window to side with fitted blind, Radiator, Floor to ceiling cupboard.

#### **BEDROOM FOUR**

11' 08" x 8' 08" (3.56m x 2.64m) Window to side with fitted blind, radiator.

#### **KITCHEN**

Well-presented kitchen with range of wall and base units to three sides with ample storage space. Inset hob with extractor over, built in oven and grill, full height fridge freezer & washing machine. Work surface with tiled splash-backs and inset sink and drainer. Floor to ceiling radiator. Windows with fitted blinds to front and side, door to sitting room.





### SITTING ROOM

19' 10" x 16' 04" (6.05m x 4.98m) Window to rear with fitted blind, Patio doors to rear garden and terrace with fitted blinds, Electric wood burner in feature fireplace. 2 x Radiators, door to inner hallway.

### INNER HALLWAY

Floor to ceiling cupboards, doors to family bathroom, bedroom 3 & 4.

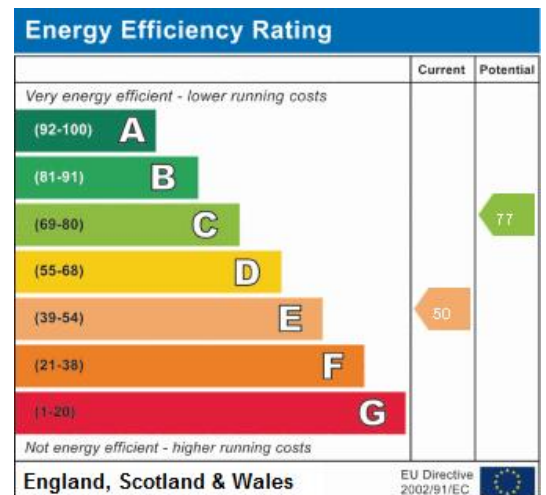
### FAMILY BATHROOM

Glazed window to rear, Shower, Corner Basin, WC, Mirrored Cupboard, Heated Towel Rail, Tiled Flooring.

### REAR GARDEN

Enclosed Garden with access via 3 gates. Patio Terrace, Shed, Airing Line, Oil tank and Klargester.

Large area for car parking.



The Old Shop  
The Street  
East Bergholt  
Colchester

[www.grierandpartners.co.uk](http://www.grierandpartners.co.uk)  
[enquiries@grierandpartners.co.uk](mailto:enquiries@grierandpartners.co.uk)  
uk  
01206 299222

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