



HARROW STREET, LEAVENHEATH, COLCHESTER, CO6

£1,200 PCM





Ezelet are delighted to offer to the rental market a three bedroom semi detached house, situated in Leavenheath, the property comprises of a lounge, spacious kitchen/ diner, bathroom, two good size bedrooms, a converted loft for a third bedroom, rear enclosed back garden with two storage sheds. further benefitting from having off road parking on a Driveway. this property is offered unfurnished and is available from the 28th October. An extra £25 a month for pets will be charged on top of the rent. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Entrance door in to hallway

HALLWAY

Electric storage heater.

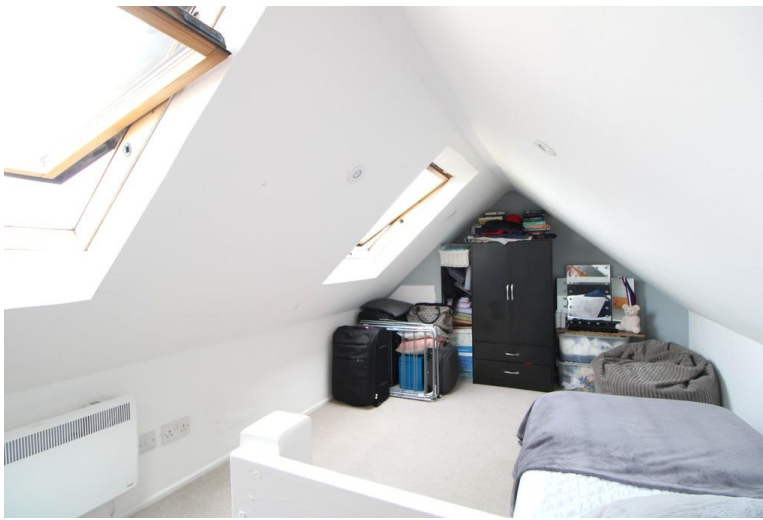
LIVING ROOM

13' 10" x 13' 3" (4.22m x 4.04m) UPVC double glazed window to the front, feature fireplace, electric heater, fitted carpet.

KITCHEN/DINER

15' 5" x 13' 1" (4.7m x 3.99m) UPVC double glazed





window to the rear and side, back door leading to garden, eye level and base units with over worktop, 1 n half bowl sink, integrated electric double oven, electric hob, extractor fan, space for Fridge/ freezer, space for Washing machine, electric heater, vinyl flooring.

STAIRS

Stairs leading to the first floor.

BEDROOM ONE

9' 7" x 9' 2" (2.92m x 2.79m) UPVC double glazed window to the front, electric heater, fitted carpet.



BEDROOM TWO

9' 12" x 9' 10" (3.05m x 2.77m) UPVC double glazed window to the rear, airing cupboard, electric heater, fitted carpet,

BATHROOM

UPVC double glazed window to the rear, bath with over shower, low level wc, hand wash basin, electric heater, vinyl flooring.

STAIRS

Stairs leading to converted loft, fitted carpet.



BEDROOM THREE

14' 4" x 9' 1" (4.37m x 2.77m) UPVC double glazed velux windows, electric heater, fitted carpet.

GARDEN

Enclosed rear garden, laid to lawn, patio areas, two storage sheds.

PARKING

Off road parking for multiple cars.

Rent: £1,200.00

Holding Deposit: £276.92

Security Deposit: £1,384.61





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