



MASCOT SQUARE, COLCHESTER, ESSEX, CO4

£1,400 PCM





A newly redecorated three-bedroom mid-terrace house located in the Hythe area. This property comprises of two double bedrooms one of which has an en suite and a single bedroom, the house has a good-sized lounge, a fitted kitchen with appliances and downstairs cloakroom. Further benefitting from having a large enclosed rear garden and on road parking available. This property is offered unfurnished and is available now. An extra £25 a month will be charged on top of the rent if you have a pet. An early viewing is advised to appreciate the accommodation to offer!

#### ENTRANCE HALL

Wood effect door into

#### KITCHEN

10' 7" x 8' 4" (3.23m x 2.54m) UPVC double glazed window to rear, eye level and base units with over worktops, integrated oven/hob, extractor fan, washing machine, fridge/freezer, vinyl flooring.

#### CLOAKROOM

Vinyl flooring, WC and wash hand basin.





#### LIVING ROOM

11' 10" x 15' 5" (3.61m x 4.7m) narrowing to 15' 1" UPVC double glazed window to the front, French doors leading into rear garden, table and chairs, sofa, coffee tables, feature fireplace, 1 x radiator, fitted carpet.

#### BEDROOM ONE

15' 5" x 10' 7" (4.7m x 3.23m) dressing area 7' 11" by 5' 5" UPVC double glazed window to front, double bed, desk, 1 x radiator, fitted carpet.

#### ENSUITE

UPVC double glazed window to rear, low level wc, shower with glass screen, hand wash basin, vinyl flooring.

#### BEDROOM TWO

8' 10" x 8' 5" (2.69m x 2.57m) UPVC double glazed window to the rear, double bed, wardrobe, desk, 1 x radiator, fitted carpet

#### BEDROOM THREE

8' 6" x 6' 2" (2.59m x 1.88m) UPVC double glazed window to the rear, wardrobe, 1 x radiator, fitted carpet.



#### BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m) UPVC double glazed window to the rear, panelled bath, low level wc, hand wash basin, tiled throughout, vinyl flooring.

#### GARDEN

Enclosed rear garden laid to lawn.

#### PARKING

On road parking available.

Council Tax Band C

Rent: £1,400.00

Holiday Deposit: £323.07

Security Deposit: £1,615.38





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(58-68)	D		(58-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		