



41 MASCOT SQUARE, COLCHESTER, CO4

£545 PCM

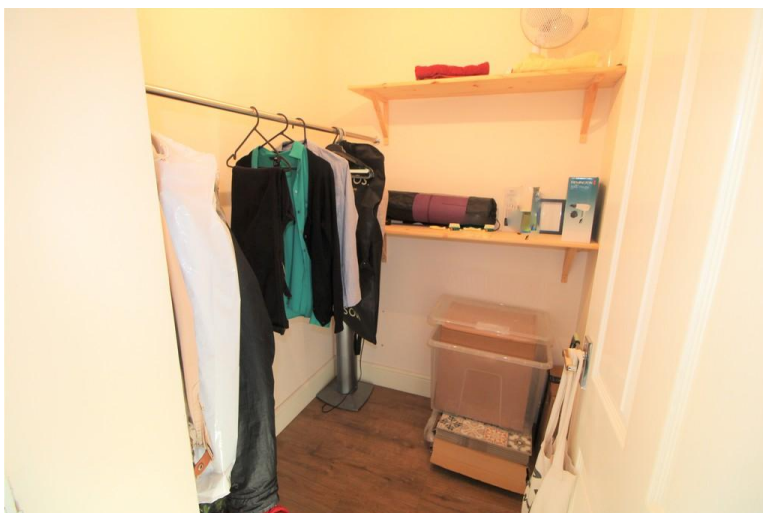




Ezelet are offering to the rental market this double room with ensuite shower room in a shared house located in the popular Hythe area and close to the Essex University. This room has all bills included, is offered furnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

#### **BEDROOM**

13' 08" x 7' 55" (4.17m x 3.53m) narrowing to 12' 00"  
Double room, laminate flooring, window to rear, radiator, walk in wardrobe, double bed base and mattress, corner desk and desk chair.



#### **ENSUITE SHOWER ROOM**

Vinyl flooring, window to side, stand up shower, wash hand basin and WC.

Rent: £545.00

Holding Deposit: £125.76

Security Deposit: £628.84



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-10	G		