



TRIUMPH CLOSE, COLCHESTER, ESSEX, CO4

£1,300 PCM





Ezelet are delighted to offer to the rental market a three-bedroom semi-detached, the house has two double bedrooms and a single bedroom, it is located close to the Hythe Train Station and within walking distance to local amenities, large modern kitchen, two bathrooms, conservatory and an enclosed rear garden, this property is available now. An early viewing is advised to appreciate the property to offer. An extra £25 will be charged on top of the rent for pets.

#### ENTRANCE HALL

Wood effect door into

#### LIVING ROOM

French doors leading into the conservatory, storage cupboard, 1 x radiator, fitted carpet.

#### KITCHEN

UPVC double glazed window to front, eye level and base units with over worktops, integrated oven/ hob, extractor fan, inset stainless steel sink, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring.





### CONSERVATORY

Large conservatory, wood effect flooring, doors leading into the rear garden.

### BEDROOM ONE

UPVC double glazed window to front, 1 x radiator, fitted carpet.

### BEDROOM TWO

UPVC double glazed window to rear, 1 x radiator, fitted carpet.

### BEDROOM THREE

UPVC double glazed window to rear, 1 x radiator, fitted carpet.



### SHOWER ROOM

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

### BATHROOM

UPVC double glazed window to rear, bath, low level wc, hand wash basin, vinyl flooring.



### GARDEN

Enclosed rear garden laid to lawn.

### PARKING

On road parking.

Rent: £1,300.00

Holding deposit: £300.00

Security deposit: £1,500



