



WICKHAM ROAD, COLCHESTER, CO3

£1,200 PCM





Ezelet are delighted to offer to the rental market a two bedroom mid terraced house, situated close to Colchester City Centre and local amenities, this property comprises of a lounge, separate dining room, kitchen, two double bedrooms, family bathroom. Further benefitting from Gas central heating, a large rear enclosed garden and on road permit parking. The property is offered unfurnished and is available from now. An extra £25 will be charged on top of the rent for pets. An early viewing is advised to appreciate the property to offer.

#### ENTRANCE HALL

Wood door into

#### LIVING ROOM

11' 2" x 102' (3.4m x 31.09m) UPVC double glazed window to the front, open fire place, fitted carpet, 1 x radiator.

#### DINING ROOM

11' 2" x 11' 1" (3.4m x 3.38m) UPVC double glazed window to the rear, open fire place, wood flooring, 1 x radiator.

#### KITCHEN





12' 7" x 6' 5" (3.84m x 1.96m) UPVC double glazed window to the side, eye level and base units with over worktop, gas hob/ oven, extractor fan, inset stainless steel sink, space for washing machine, space for fridge/ freezer, wood flooring, door to rear garden and bathroom.

#### BATHROOM

5' 9" x 5' 2" (1.75m x 1.57m) UPVC double glazed window to the side, bath with over shower, low level wc, hand wash basin, heated towel rail, wood flooring.

#### BEDROOM ONE

11' 2" x 10' 9" (3.4m x 3.28m) UPVC double glazed window to the side, feature fire place, over stairs cupboard, fitted carpet, 1 x radiator.

#### BEDROOM TWO

11' 2" x 11' 2" (3.4m x 3.4m) UPVC double glazed window to the rear, feature fire place, fitted carpet, 1 x radiator, steps down to dressing room.

#### DRESSING ROOM

6' 8" x 6' 5" (2.03m x 1.96m) UPVC double glazed window to the rear, fitted carpet, 1 x radiator.



#### GARDEN

Rear enclosed garden laid to lawn.

#### PARKING

On road permit parking.

Rent: £1,200

Holding Deposit: £276.92

Security Deposit: £1,384.61





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		