

5 GROVE CLOSE, NAYLAND CO6 4QQ

TO LET £1500 PCM



An immaculately presented modern three-bedroom semi-detached house on the outskirts of the popular village of Nayland. Air source heat pump, enclosed garden with shed. Parking for two-three cars.

To Let £1500 pcm (Available 1<sup>st</sup> March) Holding deposit £346 Deposit £1730 **EPC B86** Babergh District Council Tax Band C

# : Dim

# Accommodation **Reception Hall**

Door to front, vinyl flooring, inset First Floor spotlights, understairs cupboard, Bedroom One, 11' 7" x 12' 1" door to

# Cloakroom

Low level W.C., wash hand basin, En-suite inset spotlights, tiled floor.

# extending to 11' 8" max

Bifold doors to patio, vinyl flooring, one and a half bowl stainless steel sink, integrated Neff fridge freezer, Bedroom Two 8' 8" x 10' 8" integrated bin store, integrated

Neff dishwasher, 4 ring induction Bedroom Three 10' 8" x 6' 8" hob and oven, extractor hood

ceiling light pt

**Kitchen/Living Room 30' 2" x 8' 5"** low level W.C., inset spotlights, tiled floor, electric shaver point.

# Landing

inset spotlights. Window to front, Airing cupboard housing hot water cvlinder.

Window to rear, radiator, ceiling cars. light pt.

Window to rear, radiator, ceiling A holding deposit of one week's light point.

## Bathroom

Two windows to front, radiator, Bath with shower over, low level contact the office direct. W.C., vanity wash hand basin, Viewings ladder style towel rail, tiled floor Strictly by prior appointment Shower, vanity wash hand basin, and walls, window to side, electric through the Landlord's Letting shaver point, inset spotlights.

# Outside

Enclosed rear garden, patio and info@nicholaspercival.co.uk. lawn.

Driveway with parking for up to 3

# **No Tenant Fees Applicable**

rent will be required to secure the property, for further details please

Agent, Nicholas Percival, on 01206 563222 email or

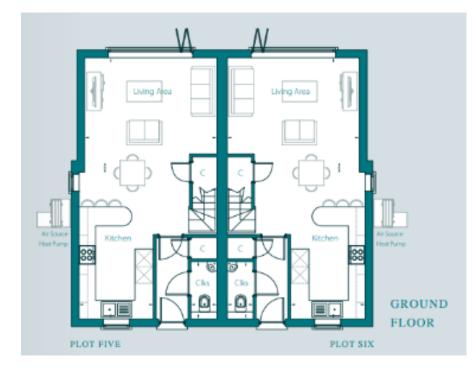
# Broadband and Mobile coverage

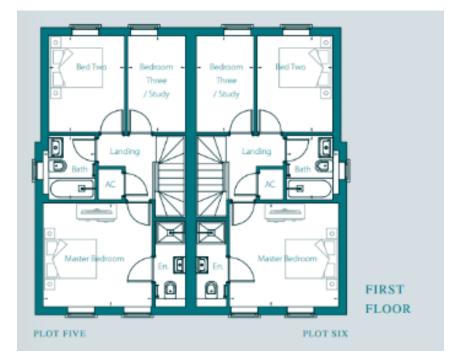
Max download speed Ultrafast 1000 Mbps & upload speed 220Mbps available. Mobile phone coverage available with EE, Three, O2, Vodaphone. Source Ofcom



NPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;







Nicholas Percival Beacon End Farmhouse, London Road, Stanway, Colchester, Essex. CO3 0NQ T: 01206 563222 E: sales@nicholaspercival.co.uk www.nicholaspercival.co.uk



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