



7 BARFIELDS ROW

School Road, Messing, CO5 9TL

TO LET £1,000 PCM

NP NICHOLAS
PERCIVAL

To let £1,000 pcm
Holding Deposit £230
Deposit £1,153
EPC Band D 61

Colchester Borough Council Tax Band C

A charming and Characterful Cottage located in the popular village of Messing, benefiting from 3 bedrooms, oil fired central heating, rear garden and garage.



Description

Accommodation

Sitting Room 21'1" x 11'1"

With window to front, stairs to first floor, brick Inglenook fireplace housing wood burning stove, tiled floor, two radiators, TV point, ceiling and wall light points, BT point, door to

Kitchen 10'6" x 8'7"

With windows and door to rear, tiled floor, range of eye level and base units beneath worktops, electric oven with stainless steel cooker hood over, slimline dishwasher.

First Floor

Bedroom One 16'5" x 10'7"

With window to rear, radiator, airing cupboard housing hot water cylinder, ceiling light point, two large wardrobe cupboards.

Shower Room

With suite comprising vanity wash hand basin, concealed cistern W.C., shower cubicle housing power shower, skylight, ladder towel rail, fitted towel cupboard.

Bedroom Two 8'1" x 8' ave.

With window to front, radiator, ceiling light point, overstairs storage cupboard.

Bedroom Three 8'5" x 7'

With window to rear, radiator, vinyl flooring.

OUTSIDE

The property is approached over the walled front garden which is laid predominantly to lawn. To the rear of the property is an enclosed garden with range of mature shrubs and feature pond. The garage is located to the rear of the property

Viewing

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited tel: 01206 563222 or e-mail: info@nicholaspercival.co.uk.

Broadband and Mobile coverage

Max download speed Superfast 80Mbps & upload speed 20Mbps available. Mobile phone coverage available with EE & O2. Source Ofcom



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

NP NICHOLAS
PERCIVAL

Chartered Surveyors, Estate Agents & Commercial Property

