



WESTWOOD, INGLIS ROAD, COLCHESTER, CO3

£1,200 PCM





We are delighted to offer to the rental market this two-bedroom ground floor maisonette located in the popular Lexden area within walking distance to the City Centre. This property comprises of two double bedrooms, a spacious open plan living/kitchen area and a good-sized bathroom. Further benefitting from having access to the communal garden and off-road allocated parking for one vehicle. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

#### **BATHROOM**

9' 57" x 6' 48" (4.19m x 3.05m) narrowing to 3' 48"  
Heated towel rail and full suite comprising of a bath with shower over, pedestal wash hand basin and WC.

#### **BEDROOM ONE**

15' 95" x 9' 63" (6.99m x 4.34m) Fitted carpet, storage heater and one double glazed window.

#### **BEDROOM TWO**

12' 12" x 8' 26" (3.96m x 3.1m) Fitted carpet, one storage heater and one window.



### LOUNGE/DINER/KITCHEN

12' 23" x 21' 19" (4.24m x 6.88m) narrowing to 11' 21" Fitted carpet in the lounge/diner area, storage heater and five windows with fitted blinds. Vinyl in the kitchen area, integrated fridge freezer, integrated dishwasher, built in hob and oven with extractor hood, space and plumbing for washing machine and eye and base level units.

### OUTSIDE

Allocated parking for one vehicle and access to the communal garden.

Rent: £1,200.00

Holding Deposit: £276.92

Security Deposit: £1,384.61

Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		