



WAKES HALL LODGE, 2 BEDROOM BUNGALOW TO LET £1,250 PCM

Colchester Road, Wakes Colne, CO6 2DA

NP NICHOLAS
PERCIVAL

To Let £1,250.00 pcm

Holding Deposit £ 288

Deposit £ 1,440

EPC Band D

Colchester City Council Tax Band C

Oil fired central heating.

Available for a short term of 6 months.

A charming Grade II Listed detached two-bedroom bungalow located in the picturesque Colne Valley. The Property benefits from having an open plan kitchen dining living room area, a master bedroom complete with an ensuite and dressing room. The property is set back from the road with vehicular access via a private estate road.



Accommodation

The Lodge is approached by Estate gates to a large, gravelled parking area, with patio adjacent to door.

The accommodation comprises as follows: -

Kitchen/ Dining area 17'1" x 16'4"

Fully fitted with a range of base units and cabinets, benefiting from in built appliances including dishwasher, hob, oven, fridge freezer and plumbing for a washing machine.

Hallway

Shower room

Suite comprising, shower, heated towel rail sink with vanity unit and W.C.

Bedroom two, 13' x 8'9"

Aerial for TV.

Sitting Room 16' 7" x 12' 7"

Aerial for TV.

Bedroom one, 11' 7" x 11'

Aerial for TV.

Dressing Room 6'9" x 4'9"

Bathroom, (ensuite) 6'10" x 6'9"

White suite comprising W.C., sink with vanity unit, bath with handheld shower attachment, heated towel rail.

The property has the benefit of carpet flooring or laminate flooring throughout.

Outside

Private Garden mainly laid to lawn, with gravel drive, patio area and garden shed.

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 & mobile coverage

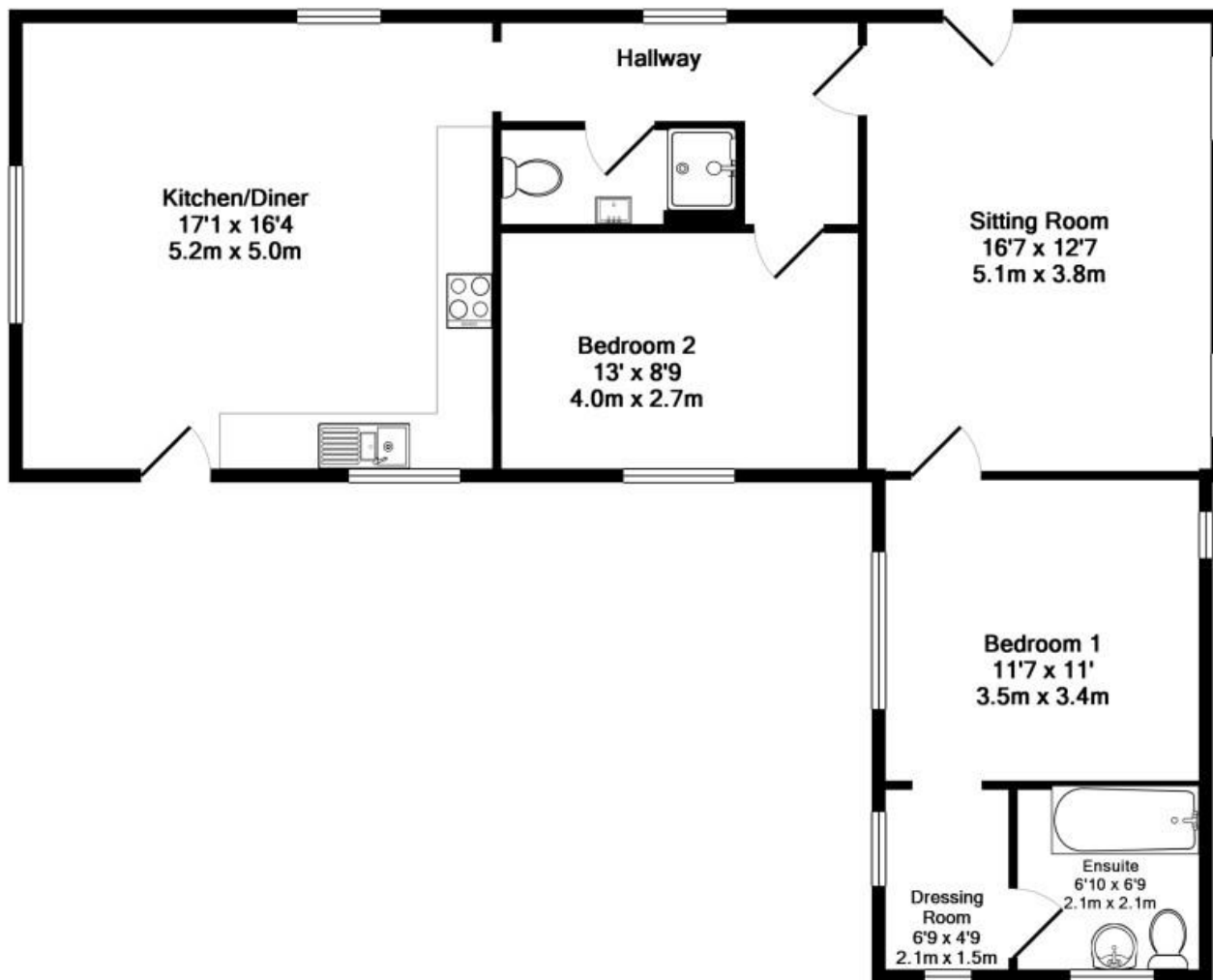
Max download speed Ultrafast 1000Mbps & upload speed 1000 Mbps available. Mobile phone

coverage available with O2 & Vodafone. Source Ofcom

Agents Note

In accordance with the Estate Agents Act 1979 we are obliged to indicate that this property is in the ownership of one of the Directors of Nicholas Percival Limited.





Total Approx. Floor Area 901 Sq.Ft. (83.7 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

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