



- Two Bedrooms
- Village Home
- Allocated Parking
- Available December 2023

30 Collingwood Fields, Colchester, Essex, CO7 6QN

Rent £975 pcm

Conveniently situated on the edge of the sought after East Bergholt village, within walking distance of the local shops, schools and facilities. This two bedroom end terrace house is available unfurnished from 8th December 2023. Two bedrooms, one with built in wardrobes, family bathroom, sitting room, kitchen, private enclosed garden and allocated parking. Pets Considered.





## Property Description

### INTRODUCTION

This well presented two bedroom property offers an excellent layout with a well-proportioned kitchen/breakfast room.

### LOCATION

The village of East Bergholt has an abundance of facilities including an excellent village shop, numerous pubs and a garage. There is excellent schooling in the village along with many clubs and societies creating a brilliant village atmosphere.

### TERMS

12 month assured shorthold tenancy.

Deposit required of £1,125 (5x weeks rent).

References required.

Tenancy application required (no charge will be made).

Maximum holding deposit of £225 (1x weeks rent) prior to the tenancy start (this to be included within the main deposit at tenancy start).

Deposits held in the tenancy deposit scheme (DPS).

**ACCOMMODATION extends to :**

**BEDROOM ONE 13'2 x 10'10**

**BEDROOM TWO 12'9 x 6'7**





## BATHROOM

Suite comprises of WC, pedestal wash hand basin, panel bath with shower attachment.

## LANDING

with stairs to ENTRANCE HALL


## SITTING ROOM 15'3 x 13'2

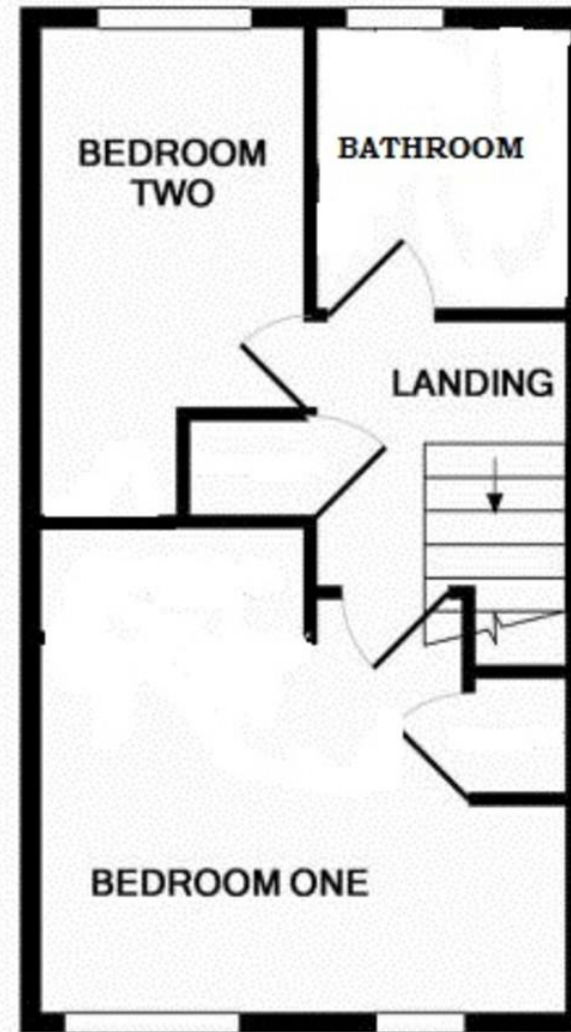
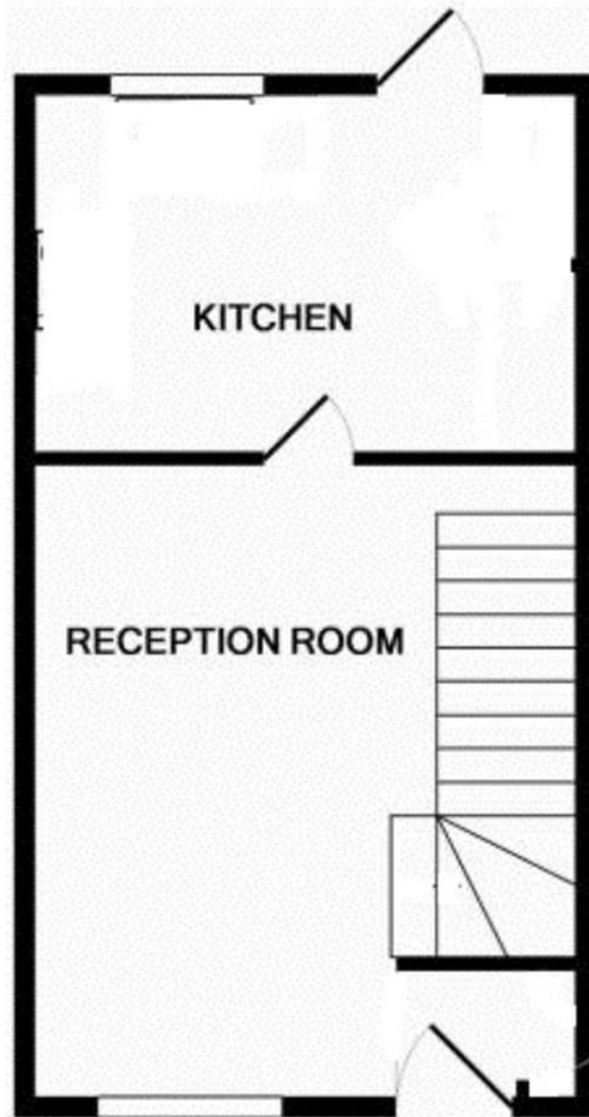
## KITCHEN/BREAKFAST ROOM 13'2 x 8'7

## OUTSIDE

Front: Allocated parking. Block paved and path leading to entrance door. Side pedestrian access to Rear: Courtyard garden laid to patio.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements