



## 67 HIGH STREET, COLCHESTER CO6

£1,650 PER MONTH

4 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* AVAILABLE NOW \*\*** FOUR Bedroom Grade Two listed mid-terraced property situated within the picturesque village of Earls Colne. The property comprises of THREE Reception Rooms, bespoke modern kitchen with Range Cooker, Generous Family Bathroom, Rear Garden with Gated Entrance for off road parking for multiple vehicles. The landlord is also in the process of fitting new carpet flooring & curtains. Early Viewing Advised to appreciate the accommodation on offer.



## GROUND FLOOR

### Entrance Hall

Wood flooring, stairs to first floor, door leading to basement,

### Lounge 11'7" x 16'1" (3.55 x 4.925)

Wood flooring, window to front, fireplace.

### Sitting Room 11'7" x 12'10" (3.55 x 3.929)

Wood flooring, window to front, storage cupboard.

### Basement

### Rear Lobby

### Dining Room 10'7" x 10'1" (3.248 x 3.097)

Tiled flooring, window to rear.

### Kitchen

Tiled flooring, window to rear, wall & base units, integral dishwasher, range cooker to remain, spaces for fridge freezer & washing machine, storage cupboard.

## FIRST FLOOR

### Landing

Loft access, window to rear

### Bedroom One 18'0" x 10'7" (5.507 x 3.234)

Window to front, storage cupboard

### Bedroom Two 13'3" x 11'6" (4.045 x 3.523)

Window to front, exposed floorboards, storage cupboard.

### Bedroom Three 12'4" x 9'3" (3.769 x 2.827)

Window to front

### Bedroom Four 10'9" x 11'0" (3.285 x 3.374)

Window to rear, storage cupboard.

### Family Bathroom

Shower cubicle with tile surround, freestanding vanity unit, airing cupboard,

### Exterior

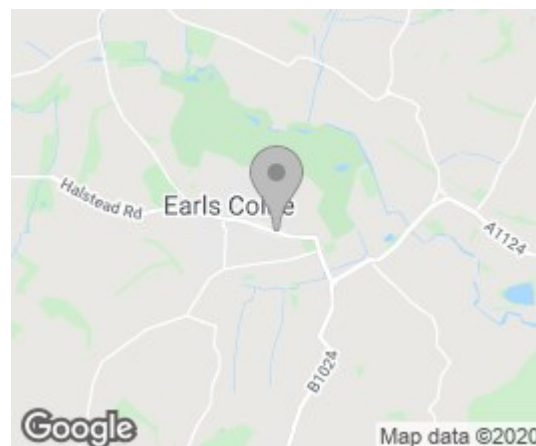
Rear Garden:

Paved patio area surround by shrubs and borders leading to lawned area and parking.

Parking:

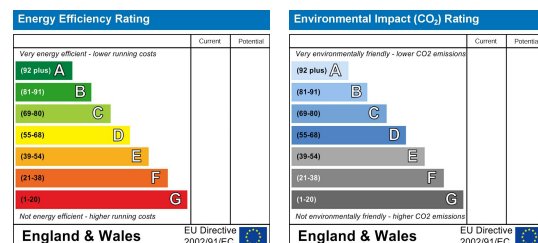
Gated entrance, blocked paved, parking for multiple vehicles.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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