

Infantry Terrace, Military Road, Colchester, CO1 2FQ



2 bedrooms
1 reception room
1 bathroom

To Let
Unfurnished
£850 pcm



A modern two bedroom mid-terraced house situated within walking distance of Abbey Fields, Colchester Town Station, local amenities and other public transport links.

Some details

A spacious and modern two bedroom mid-terraced house, located within easy reach of Abbey Fields, Colchester Town train station and many other local amenities and public transport links. Ground floor accommodation consists of hallway with under-stairs cupboard and cloakroom, kitchen with appliances and a lounge with double patio doors to the rear garden. To the first floor are two large double bedrooms, with a built-in wardrobe in the master and bathroom with complete suite.

Externally the property features an enclosed rear garden, mainly laid to astroturf with storage shed and rear gate leading to an allocated off-road parking space.

Entrance hall

Under-stairs storage cupboard.

Cloakroom

Pedestal hand wash basin and low-level w.c.

Kitchen

11' 0" x 8' 8" (3.35m x 2.64m)

Base and eye-level units, integrated oven with gas hob, free-standing fridge-freezer and dishwasher. There is also space and plumbing for a washing machine.

Lounge

15' 11" x 13' 0" (4.85m x 3.96m) (max)

Double patio doors to rear garden.

Landing

With storage cupboard.

Bedroom one

15' 10" x 11' 9" (4.83m x 3.58m) (max)

With built-in wardrobe.

Bedroom two

13' 8" x 8' 10" (4.17m x 2.69m)

Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

Panelled bath with glass screen and shower over, hand wash basin and low-level w.c.

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £980.76 *or* a deposit replacement product, enquire for details

Availability: Now

No Pets

Non Smokers

Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

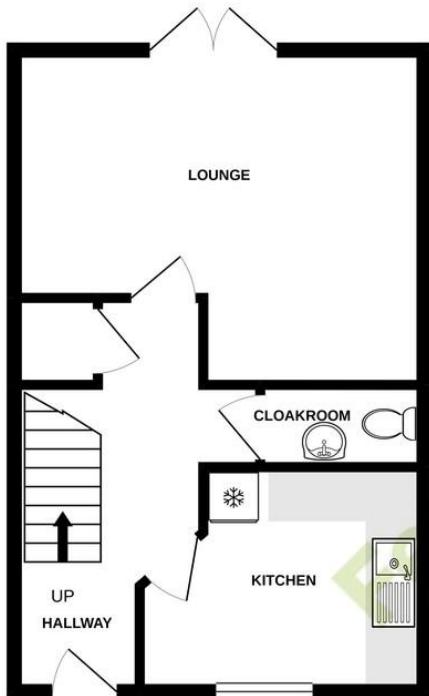
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Viewing

To make an appointment to view this property please call us on 01206 764499.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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