



LUCAS AVENUE, FORDHAM, COLCHESTER, CO6

£1,450 PCM





Ezelet are delighted to offer to the rental market a Semi detached three bedroom house in the quiet village of Fordham. This property comprises of two double bedrooms and one single bedroom, lounge, kitchen/ diner with integrated oven/ hob, space for fridge/ freezer and washing machine. This property further benefits from Gas Central heating, a large garage with access from the front and back. A rear enclosed garden and a driveway for more than one vehicle. This property is offered unfurnished and is available from the 11th March. There will be an extra £25.00 on top of the rent for a pet. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Wooden door leading into.

LOUNGE

13' 6" x 9' 9" (4.11m x 2.97m) UPVC double glazed window to the front, Electric fire, 1 x radiator, fitted carpet.

KITCHEN/DINER

18' 3" x 9' 9" (5.56m x 2.97m) UPVC double glazed window to the rear, French doors leading to rear garden, door to garage, eye level and base units with



over worktop, integrated electric oven/ hob, space for washing machine and fridge/freezer, inset stainless steel sink, extractor fan, 1 x radiator, tiled flooring.

STAIRS

UPVC double glazed window to the side, built in cupboard, fitted carpet.

BEDROOM ONE

13' 8" x 9' 5" (4.17m x 2.87m) UPVC double glazed window to front, 1 x radiator, fitted carpet.

BEDROOM TWO

11' 10" x 9' 9" (3.61m x 2.97m) UPVC double glazed window to the rear, 1 x radiator, fitted carpet.

BEDROOM THREE

8' 8" x 7' 10" (2.64m x 2.39m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.

BATHROOM

UPVC double glazed window to the rear, hand wash basin, low level wc, bath with over shower, vinyl flooring.



GARDEN

Rear enclosed garden, large patio and laid to lawn.



GARAGE

Up and over doors, door access from the front and back, electric for lights.

DRIVEWAY

Parking on driveway for more than one Vehicle.

Rent: £1,450.00

Holding Deposit: £334.61

Security Deposit: £1,673.07





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		