



ELMSTEAD ROAD, COLCHESTER, CO4

£1,800 PCM





Ezelet are delighted to offer this four bedroom semi-detached house, located with walking distance to the University of Essex and Tesco superstore. The property comprises of three double bedrooms and one single bedroom, bathroom, en suite, spacious kitchen/diner and a good sized lounge. Further benefitting from a garden to the rear and gas central heating. This property is offered unfurnished and is available from the 9th July 2024. Further benefitting from having an allocated parking space for one vehicle. An early viewing is advised to appreciate the property to offer. There will be an extra £25.00 on top of the rent for a pet.

ENTRANCE HALL

Wooden door into

LIVING ROOM

15' 9" x 10' 6" (4.8m x 3.2m) UPVC double glazed patio doors to rear, UPVC double glazed window to the front, 1 x radiator, fitted carpet.

KITCHEN/DINER

15' 9" x 9' 8" (4.8m x 2.95m) UPVC double glazed window to the rear, eye level and base units with over worktop, inset stainless steel sink, integrated



oven/ hob, extractor fan, microwave, freestanding fridge/ freezer, under counter fridge, washing machine, dining room table, chairs, vinyl flooring.

UTILITY ROOM

6' 4" x 4' 7" (1.93m x 1.4m) Half glassed back door leading to rear garden, eye level and base units with over worktops, washing machine, 1 x radiator, vinyl flooring.

CLOAKROOM

Low level wc, hand wash basin, 1 x radiator, fitted carpet.



LANDING

UPVC double glazed window to the rear, airing cupboard, fitted carpet.

BEDROOM ONE

12' 7" x 10' 6" (3.84m x 3.2m) UPVC double glazed window to the front, built in cupboard, 1 x radiator, fitted carpet.

ENSUITE

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



BEDROOM TWO

UPVC double glazed window to the rear, 1 x radiator, fitted carpet.

BATHROOM

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

LANDING

Stairs to bedrooms, fitted carpet.



BEDROOM THREE

10' 7" x 10' 2" (3.23m x 3.1m) UPVC double glazed window to the rear, Velux window, 1 x radiator, fitted carpet.

BEDROOM FOUR

10' 2" x 9' 9" (3.1m x 2.97m) UPVC double glazed window to the front, Velux window, 1 x radiator, fitted carpet.

GARDEN



laid to lawn, patio area,

PARKING

On road parking.

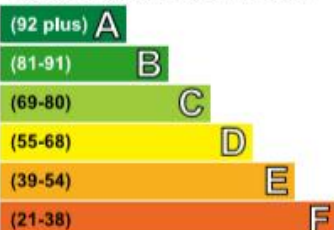
Rent: £1800.00

Holding Deposit: £415.38

Security Deposit: £2,076.92

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
71	84