



LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



COLTHORPE ROAD, ESSEX, CO15 4PT

£1,100 PCM

Lamb and Co are please to advertise this two bedroom semi detached bungalow, situated in Colthorpe Road. This property benefits having a garage and being close to local amenities. This property is available July-August. Contact the office to express interest.

- Available Towards End Of July
- Pets Considered
- Guarantor Required
- Two Bedrooms
- Garage
- EPC- D
- Gas Central Heating
- Council Tax Band- C

Entrance/Hallway

Part double glazed UPVC door. Laminate flooring. Radiator. x 2 storage cupboards.

Bedroom One

10'1 x 10'09 (3.07m x 3.28m)



Newly fitted carpet. Radiator. Double glazed window to the rear of the property.

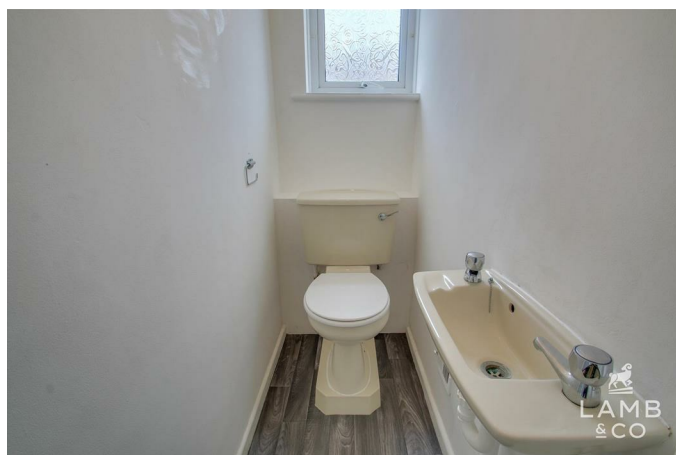
Bedroom Two

10'05 x 13'11 (3.18m x 4.24m)



Newly fitted carpet. Radiator. Double glazed window to the rear of the property.

WC



Newly fitted vinyl flooring. Low level WC. Wall hung sink basin. Double glazed window to side of the property.

Bathroom



Vinyl flooring. Low level WC. Pedestal sink basin. Electric shower with shower boarding and glass cubical. Fully tiled walls. Radiator. Double glazed window to the side of the property.

Lounge

12'01 x 18'00 (3.68m x 5.49m)



Laminate flooring. Radiator. Double glazed bay window to the front of the property.

Kitchen

8'02 x 9'00 (2.49m x 2.74m)



Newly fitted vinyl flooring. Low and eye level kitchen units. with grey marble effect rolled work tops. Stainless steel sink with mixer taps and drainer. Space for washing machine, electric cooker and tall fridge freezer. Combination boiler housed on the wall. Double glazed window to the front the property. Part double glazed UPVC door to the side of the property.

Front Of Property



Remainder to Lawn. Access to drive way, can park up to three vehicles depending on size.

Rear Garden

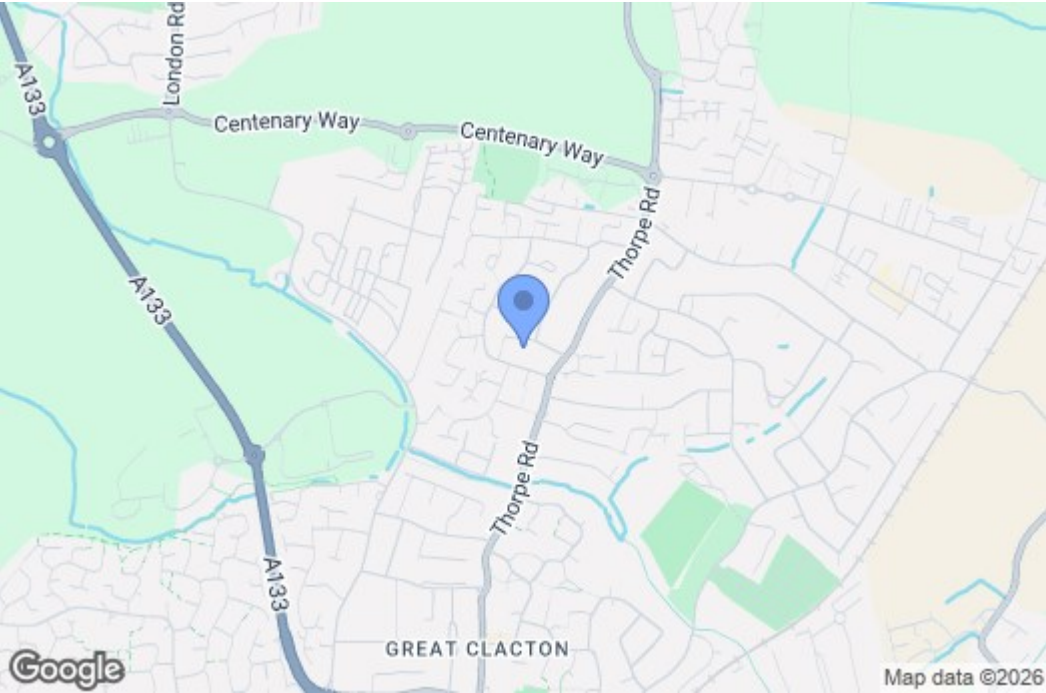


Stretch of concrete. Remainder to Lawn. Once side and the back enclosed by fencing. Access to Garage.

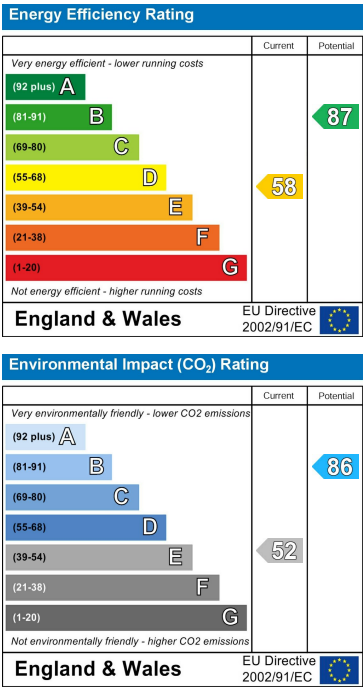
Agent Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



EPC Graphs



Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.