



Magnolia Drive, Colchester
CO4 3LX

£1,190 Per month

MaxwellBrown

Independent Property Agents

TO LET

A modern 3 bedroomed semi-detached house situated in popular Avondale area to the eastern outskirts, with local bus services to Colchester town centre and close to the University of Essex campus. Accommodation includes a fitted kitchen, lounge/diner 3 bedrooms and a newly fitted family bathroom. The property further benefits from gas fired central heating double glazing and private rear garden. There is also off road parking and single garage.



Email: sales@maxwellbrownea.co.uk

www.maxwellbrownea.co.uk

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Part glazed door to:

Entrance Hall:

Stairs to first floor, 2 built-in storage cupboards, coved ceiling, radiator and smoke detector. Part glazed door to outside and doors to:

Kitchen:

Fitted with medium Oak fronted units comprising single drainer stainless steel sink unit with cupboards and drawers under. Worktops with cupboards, drawers and space under, eye level units, built in pantry cupboard. Beko electric cooker, ceramic tiled flooring, fully tiled walls, radiator and sealed unit double glazed window to front. Part glazed door to:

L-shaped Lounge/Diner:

Sealed unit double glazed window and door to rear, under stairs storage cupboard, coved ceiling, radiator and TV point. Door returning to hall.

Utility/Cloakroom:

Fitted with a low level flushing WC, worktops with inset single drainer stainless steel sink unit, plumbing for automatic washing machine, Potterton gas fired boiler supplying hot water and central heating and sealed unit double glazed window to rear.

First Floor Landing:

Airing cupboard housing lagged hot water tank fitted with immersion heater. Access to loft, doors to:

Bedroom 1:

Sealed unit double glazed window to rear, coved ceiling, radiator and doors to large walk in wardrobe with window to rear, shelves and hanging space.

Bedroom 2:

Sealed unit double glazed window to front, radiator and TV point.

Bedroom 3:

Sealed unit double glazed window to front, radiator

Bathroom:

Newly fitted with a white suite comprising panelled bath with electric shower over, pedestal wash basin, low level WC, tiled splashbacks, radiator, sealed unit double glazed window, and new vinyl flooring.

Outside:

To the front of the property there is a brick paved driveway allowing parking for one car, leading to garage and lawned area. The garage has double doors to front, power and light and part glazed door to rear. The rear garden is of good size and laid mainly to lawn with flower and shrub borders and paved patio area. The garden is enclosed by close board fencing.

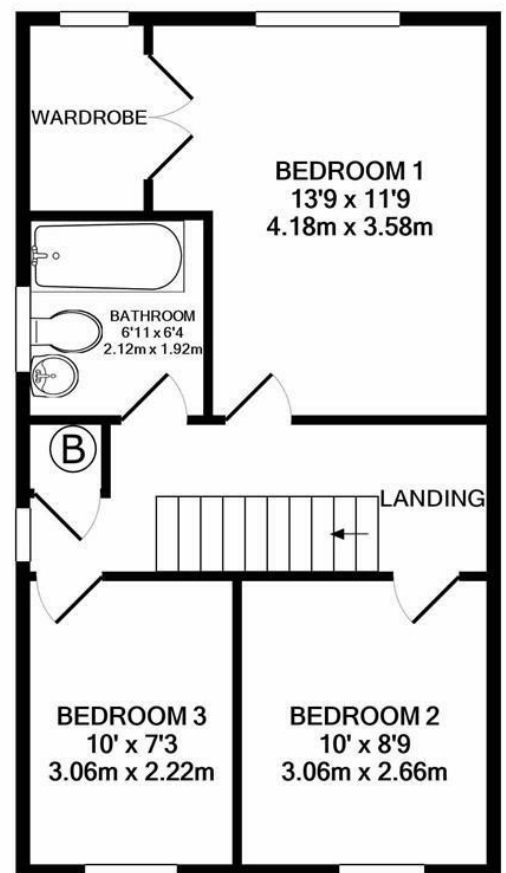
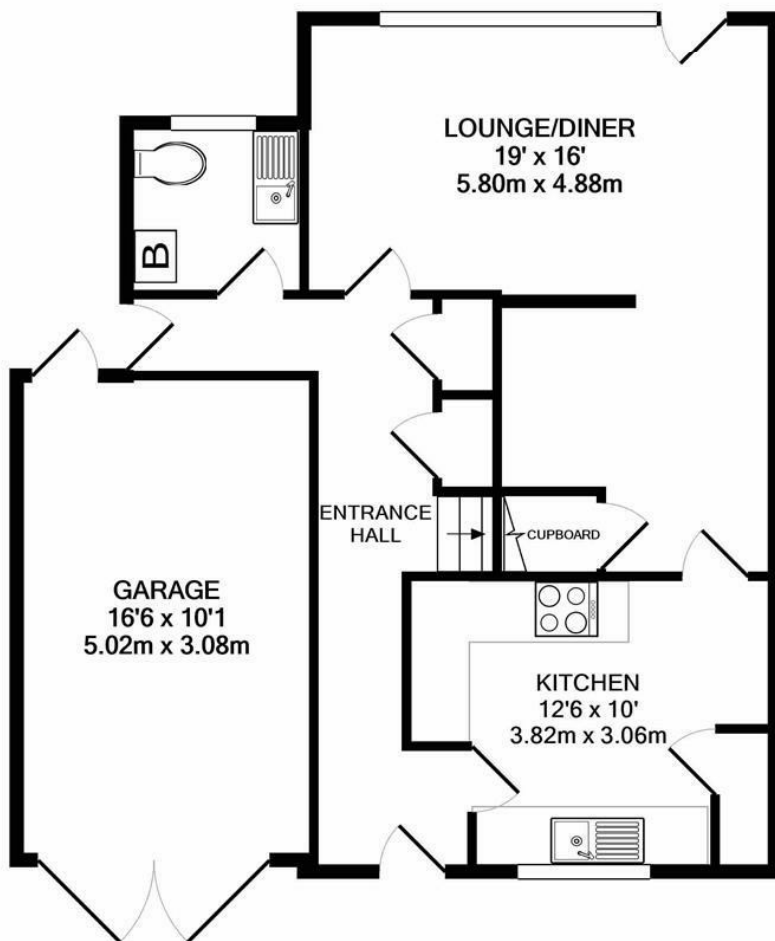
Services

We understand that all main services are connected to the property.

Agent 's notes:

We are offering this property to rent on a minimum initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

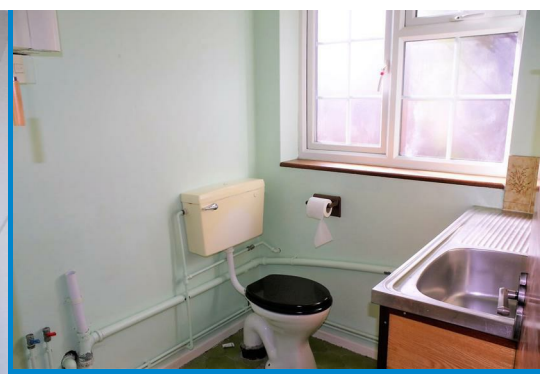




TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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