



## Infantry Terrace, Colchester, CO1 2FQ

### £1,250 Per Month



Situated within a stone's throw from the Town Centre, this two bedroom home is perfectly located with nearby amenities and Colchester Town Train Station offering links to London Liverpool Street and good transport links. Being built only five years ago, you can expect a modern finish throughout, as well as a high energy rating helping to keep down running costs.

Internally the accommodation comprises; lounge-diner with door leading to the garden, kitchen area and a downstairs cloakroom. On the first floor, two good sized bedrooms and a comfortable family bathroom. Externally, a low maintenance rear garden providing access to the allocated parking.

To arrange an internal viewing, please call a member of the Oakheart Lettings team on 01206 803 303.

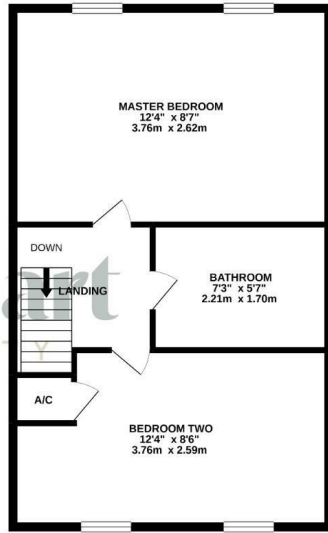
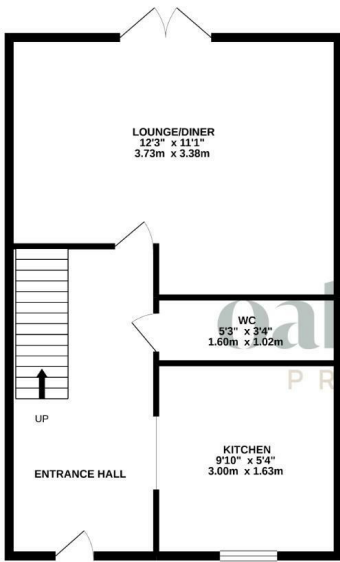
### Viewing

Please contact our Oakheart Colchester - Lettings Office on 01206 803 308 if you wish to arrange a viewing appointment for this property or require further information.

- Walking Distance to Town Centre
- Two Double Bedrooms
- End of Terrace Home
- Immaculately Presented
- Walking Distance to Train Station
- Downstairs Cloakroom
- Allocated Parking
- Appliances Included
- Offered Unfurnished
- Available Now

GROUND FLOOR

1ST FLOOR



**oakheart**  
PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other details 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mergo 10/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			99
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.