



## Hussar Close, Colchester, CO2 7FT

£1,000 Per month



A modern and well presented coach house which is situated on the ever popular Abbey fields. With the City centre just a short distance away, there is an abundance of shops, restaurants, bars and attractions on your doorstep.

The accommodation comprises of an open plan living area, modern kitchen which features some appliances, two large double bedrooms and a spacious and stylish bathroom with a shower over the bath. The property is presented to a high standard with neutral colours and executive style fixtures and fittings. Externally there is undercroft parking for two vehicles with a storage cupboard to the rear.

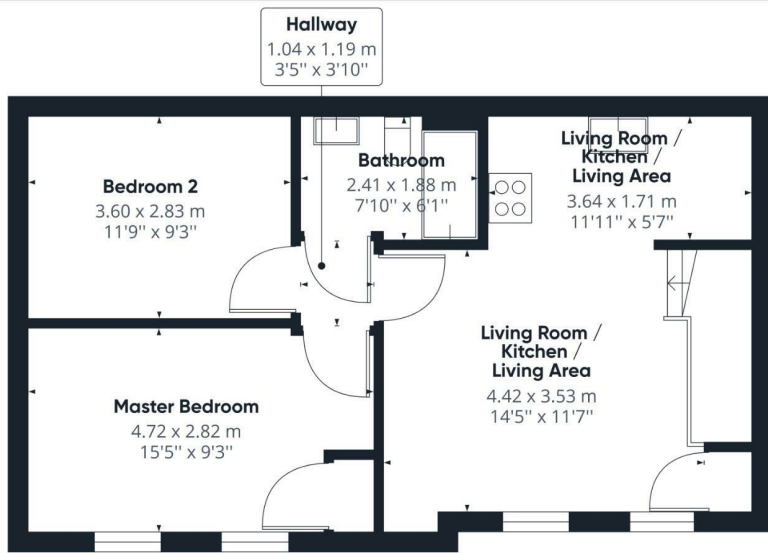
The property is offered unfurnished and is available for occupation from the 1st of March.

- Coach House
- Two Double Bedrooms
- Open Plan Living
- Kitchen With Some Appliances
- Modern Bathroom With Shower
- Gas Central Heating
- Close To City Centre
- Off Street Parking
- Offered Unfurnished
- Available 1st March

### Viewing

Please contact our Oakheart Lettings - Colchester Office on 01206 803 303 if you wish to arrange a viewing appointment for this property or require further information.



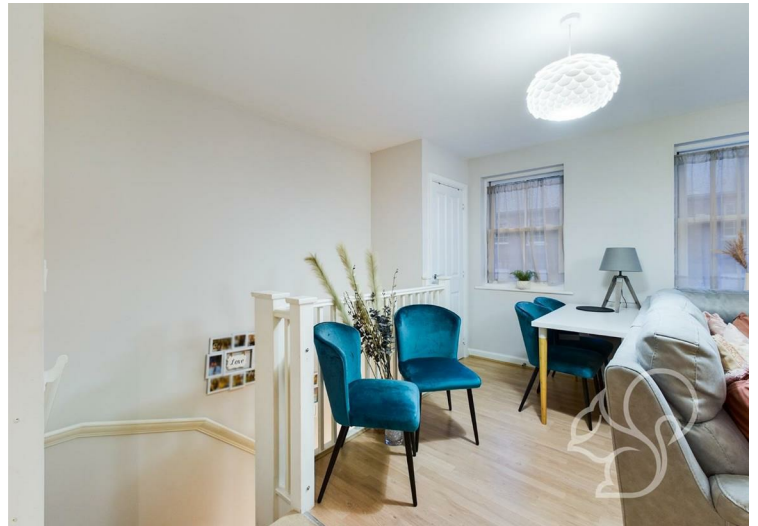
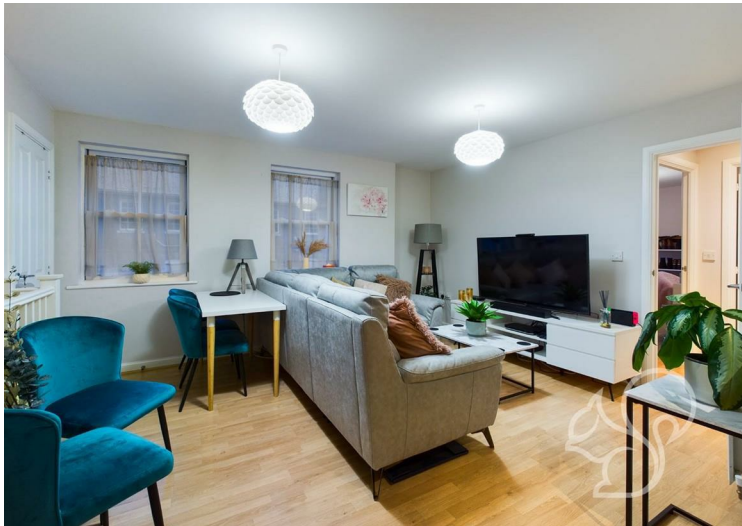


Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(69-90) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.