

oakheart



£1,600 Per Month

Per Month

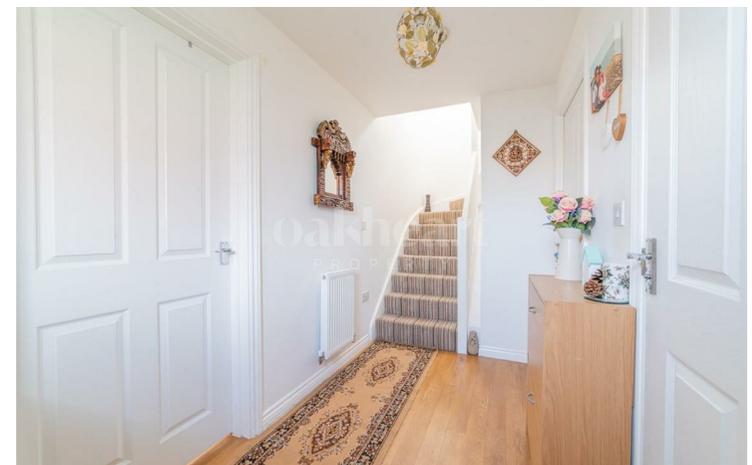
Sergeant Street, Colchester

This three bedroom mid-terrace property, located on the popular Praecedo development. The development is within walking distance to the Town Centre & the Town Train Station. The property also is close to Abbeyfields perfect for weekend strolls.

This deceptively spacious family home features a modern kitchen, spacious lounge with doors to the

garden and downstairs WC. The first floor features, a master bedroom with an en-suite, two further well-portioned rooms and a family bathroom. The rear garden features a patio area with the remainder laid to lawn and to the front a driveway and garage.

The property is offered unfurnished and available from the 15th of April. Call the Oakheart lettings team for further information.





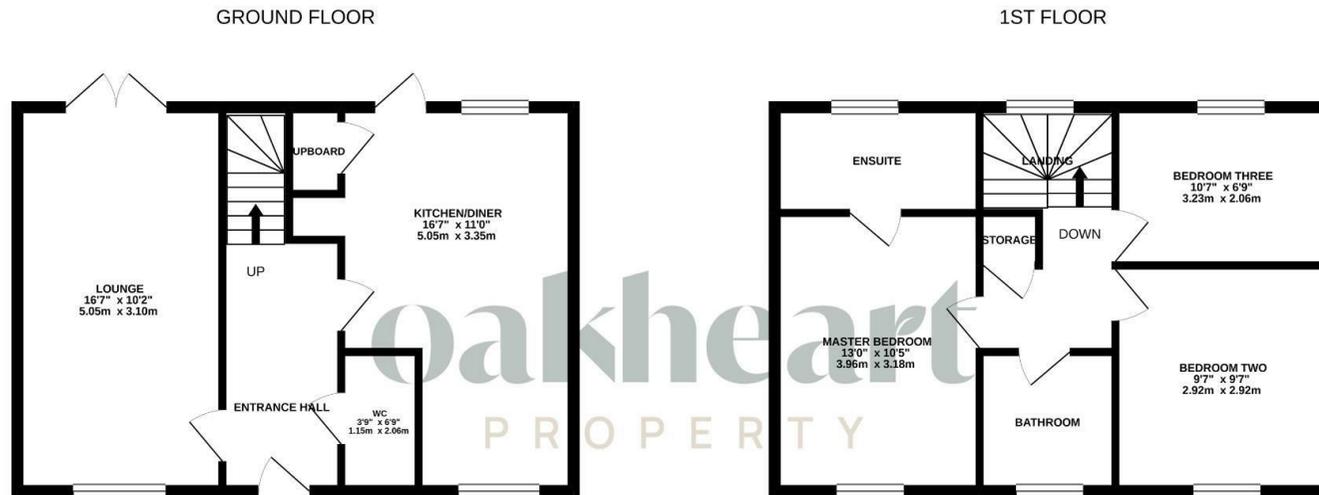




Local Authority:

Tenure:

Council Tax Band:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Lettings - Colchester  
01206 803 303  
pm@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**