

oakheart

£950 Per Month

Per Month

Gilberd Road, Colchester



Situated in the South of Colchester, is this two-bedroom cluster house. Located within convenient access to Colchester Town Centre, this property is a short distance from various amenities including retail, food and entertainment options. With Colchester Town and Hythe Station both less than 1 mile away from the residence for easy commuting to major city links and benefitting from being walking distance from Old Heath Recreation Ground and a children's playground, ideal

for family days out. The property is also located nearby Kendall Primary School and Butterfly Barns Day Nursery.

Internally, the property offers a spacious lounge and leads to a contemporary style fitted kitchen with a range of wooden units, an integrated oven and good space for appliances. With a large cupboard under the stairs and providing two bedrooms (one of which is a double), the property also offers a generous and fully

fitted shower room including a walk-in corner shower unit.

To the front of the property is a small lawn area with panelled fencing as well as a driveway for two off-road parking spaces. Available early April, as an unfurnished property. Call the Lettings team for more information!

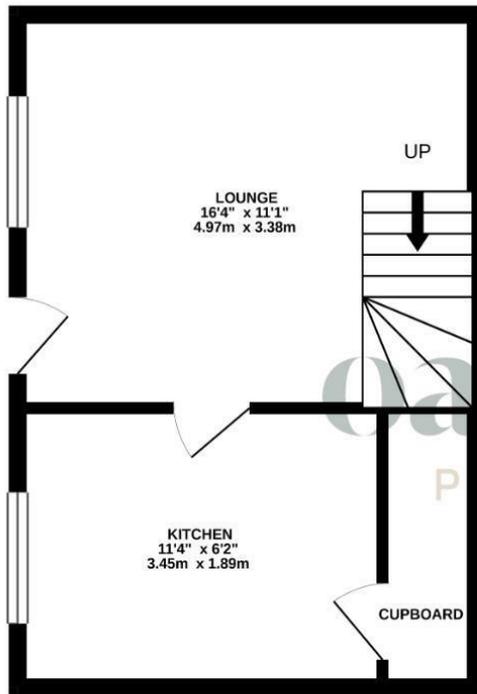




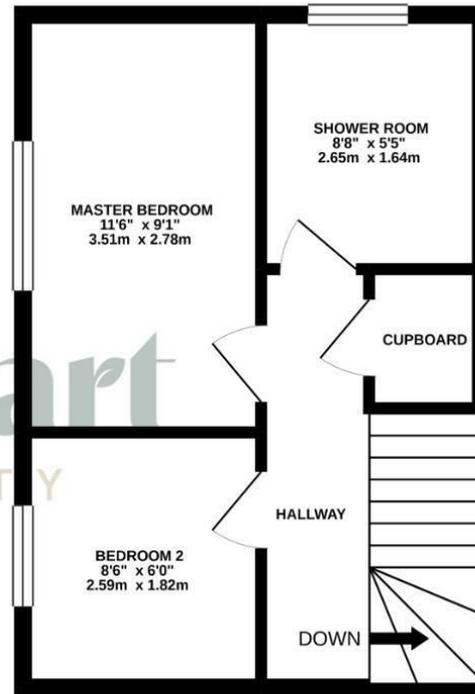




GROUND FLOOR



1ST FLOOR



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PROPERTY

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.  
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**Local Authority:**  
Colchester Borough

**Tenure:**

**Council Tax Band:**  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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