

HUGH DICKSON ROAD, COLCHESTER, CO4

£1,500 PCM









We are delighted to offer this three-bedroom semi-detached house, situated close to the mainline Train Station and local amenities. The property comprises of a lounge, kitchen/diner, three bedrooms and a family bathroom. Further benefitting from gas central heating throughout and off-road parking. This property is unfurnished and available to move into on 30th May 2026. An early viewing is advised to appreciate the accommodation to offer!

## ENTRANCE HALL

UPVC front door, wood effect flooring, cupboard with space and plumbing for washing machine, 1 x radiator.

## LIVING ROOM

16' 16" x 9' 68" (5.28m x 4.47m) UPVC double glazed window to the front, wood effect flooring, fitted blind, 1 x radiator.









## KITCHEN/DINER

20' 87" x 10' 82" (8.31m x 5.13m) UPVC double glazed windows to the rear, wood effect flooring, eye and base level units, inset stainless steel sink, built in oven and hob with chimney extractor hood, integrated fridge, free standing dishwasher (the dishwasher belongs to the Landlords however they will not maintain or replace it should it go wrong), 2 x storage cupboards, 1 x airing cupboard, 1 x radiator.

## BEDROOM ONE

16' 23" x 9' 51" (5.46m x 4.04m) UPVC double glazed window to front, fitted carpet, fitted blind, mirrored wardrobe, 1 x radiator.

## BEDROOM TWO

15' 23" x 8' 03" (5.16m x 2.51m) UPVC double glazed window to rear, fitted carpet, fitted blind, over stairs storage cupboard, 1 x radiator.

## BEDROOM THREE

8' 99" x 7' 92" (4.95m x 4.47m) UPVC double glazed window to rear, fitted carpet, fitted blind, 1 x radiator.

## BATHROOM

5' 4" x 7' 85" (1.63m x 4.29m) UPVC double glazed window to the rear, tiled flooring, heated towel rail and a full suite comprising of a bath with over shower, low level wc and vanity wash hand basin.

## GARDEN

Rear enclosed garden laid to lawn.

## DRIVEWAY

Driveway for two Vehicles.

Council Tax: C

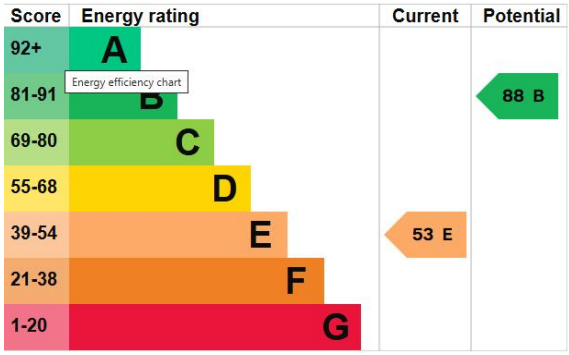
Rent: £1,500.00

Holding Deposit: £346.15

Security Deposit: £1,730.76








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