

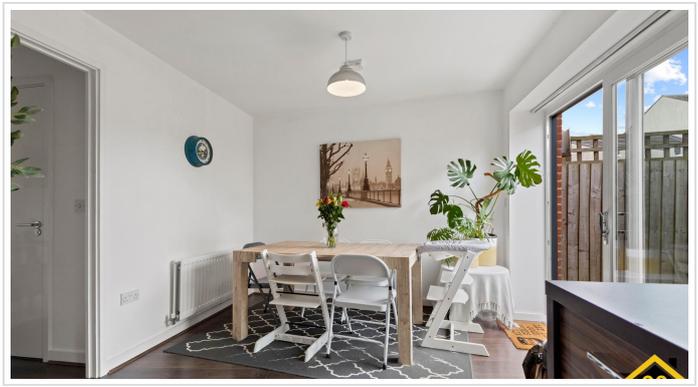
3 Bed Terraced In Stanford Road , Colchester, CO4 5NF

£1,600 Monthly



Ref:16456





## SHORT DESCRIPTION

Property Ref: 16456 3-Bedroom Terraced House to Rent - Stanford Road, Colchester CO4 A well-presented three-bedroom terraced house located in a popular and convenient area of Colchester, perfect for families and working professionals. The property offers a bright and spacious living room, a well-equipped modern kitchen, and three generously sized bedrooms. It also benefits from a family bathroom, private rear garden, and on-street parking. Excellent Location: Close to Colchester Hospital - ideal for NHS staff Easy access to Colchester North Station with direct trains to London Walking distance to major supermarkets including ASDA and Tesco, making daily shopping quick and convenient Nearby schools, parks, and local amenities Key Features: 3 Bedrooms Spacious Living Area Modern Kitchen Private Garden Excellent Transport Links Close to Hospital, Station & Supermarkets This home is perfectly positioned in a well-connected and sought-after location, offering both comfort and convenience. Early viewing is highly recommended! Property Type: Terraced Full Renting price: £1600.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: D EPC rating: C Measurement: 1087.155 sq.ft. Outside Space: Rear Garden Parking: Allocated, Private Heating type: Gas Central Heating

3

Bed Room(s)

2

Bath Room(s)

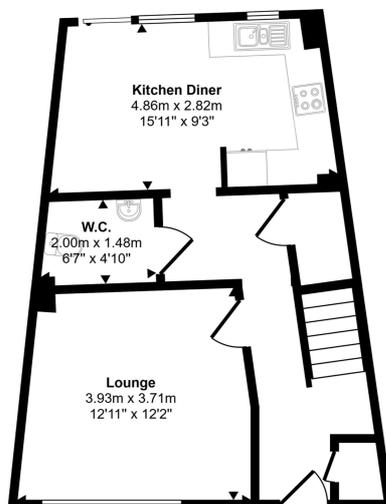
1

Living Room(s)

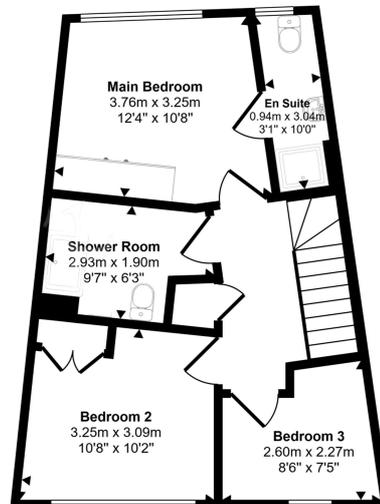
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft



First Floor  
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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