

**Queens Road, Wivenhoe,
CO7 9JP
Monthly Rental Of £1,200.00**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

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- 2 BEDROOMED COTTAGE
- GOOD DECORATION
- LOUNGE/DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- FANTASTIC LOCATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- DEPOSIT REQUIRED
- AVAILABLE 20th MARCH

**** 2 BED VICTORIAN COTTAGE ****

We are delighted to offer this quaint two bedroomed terrace house which is located within walking distance of the train station and Quay. The accommodation comprises of an open plan lounge, kitchen/diner, fitted kitchen, two bedrooms and family bathroom. The property benefits from double glazing and gas central heating. Outside there is a south facing courtyard with 2 storage outbuildings and a cellar.

****AVAILABLE 20th March ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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The accommodation with approximate room sizes are as follows:

LOUNGE

10' 11" x 12' 0" (3.32m x 3.65m)

Window to front, wooden floor, radiator, centre light, wall art painted by Francis Bacon

KITCHEN/DINER

10' 9" x 9' 6" (3.27m x 2.89m)

Window to rear, wooden floor, range of wall and base units, gas cooker/oven, single stainless sink and drainer, fridge, slimline dishwasher, storage cupboards.

BEDROOM 1

10' 10" x 9' 4" (3.30m x 2.84m)

Window to rear, wooden floor, radiator, centre light, built in wardrobe

BEDROOM 2

11' 0" x 6' 11" (3.35m x 2.11m)

Window to front, wooden floor, radiator, centre light

BATHROOM

7' 7" x 4' 9" (2.31m x 1.45m)

Wooden floor, radiator, inset spot lights, panelled bath with wall mounted overhead shower, shower screen, pedestal wash hand basin, low level WC, partially tiled walls

OUTSIDE

South facing courtyard, access to side, 2 storage out-buildings, cellar



AGENTS NOTE

Library photos

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