



LOWER PARK COTTAGE, COLCHESTER ROAD

Dedham, CO7 6HG

**NP** NICHOLAS  
PERCIVAL



To let £1,500 pcm  
Holding Deposit £346  
Deposit £1,730  
TDS Membership No: G01918  
EPC Band E  
Colchester Council Tax Band D

Detached house in a wonderful parkland setting in the popular village of Dedham.

#### Property Description

##### Reception Hall

with part glazed door to side, window to rear, tiled floor, wall mounted electric heater, coat hooks, cupboard housing hot water cylinder, door to Kitchen/Breakfast Room, door to:

##### Shower Room

with window to side, suite comprising W.C., vanity wash hand basin unit, shower cubicle, tiled floor, fan heater, extractor fan.

##### Kitchen/Breakfast Room

**16' 5" X 12' 4" (5m X 3.76m)**

with door to Terrace and window to side, comprehensively fitted with range of wall and base units, stainless steel 1 ½ bowl sink and drainer unit, integral dishwasher, integral

electric oven, integral 4 ring halogen hob above and stainless steel extractor hood over, fridge/freezer, wine rack, range of larder cupboards, wall mounted electric heater, vinyl flooring, ceiling and wall lights, door to:

##### Dining Room

**13' (max) x 12' (3.96m x 3.66m)**

with window to side, fireplace housing woodburning stove and brick hearth, fitted cupboards, wall mounted electric heater, BT & TV points, stairs to first floor. Door to:

**Lounge 13' x 11' 11" (3.96m x 3.63m)**

with door to front porch and windows to either side, open fireplace, wall mounted electric heater, BT & TV points.



#### First Floor

##### Bedroom One

**12' 11" x 10' 11" (3.94m x 3.33m)**

with windows to front and side, fitted wardrobe with hanging rail, further comprehensive range of wardrobes, wall mounted electric heater, BT & TV points.

BEDROOM TWO 12' 2" x 10' (3.71m x 3.05m) with window to side, double wardrobe cupboard, wall mounted electric heater.

##### Bedroom Three

**12' 4" x 10' 3" (3.76m x 3.12m)**

with windows to both sides, wall mounted electric heater, BT & TV points



#### Bathroom

with window to rear, white suite comprising W.C., vanity wash hand basin unit, panelled bath with shower over and glass screen. Heated towel rail, wall and ceiling light points, extractor fan, revolving storage cabinet.

#### Outside

The Cottage is approached over a gravel driveway through the parkland and the GATED DRIVEWAY provides parking for 4 cars. There is a south facing TERRACE with access from the Kitchen/Breakfast Room, providing a sunny sheltered seating/dining area. The garden lies primarily to the rear of the property and comprises a lawn with mature shrubs, there is also a garden shed.

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### No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

**Broadband and Mobile coverage** Max download speed Ultrafast 2000Mbps & upload speed 2000Mbps available. Mobile phone coverage likely with EE and OT and limited with Three & Vodaphone. Source Ofcom

### Viewing

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited tel: 01206 563222 or e-mail: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).





