



## COLEBROOKE AVENUE

£4350 PCM/£1003 PW – FUR/UNFURNISHED – OCTOBER

Wonderful semi-detached family home with off-street parking. The ground floor consists of two good size reception rooms, downstairs cloakroom, separate well-appointed eat in kitchen leading onto a TV room with double doors onto a well-kept rear garden. The first floor provides two family bathrooms and three very good sized double bedrooms. Two of the bedrooms offer built-in wardrobes and the master benefits from a walk-in wardrobe. There is a further bedroom on this floor which could ideally be used as a children's room or a study. The top floor consists of two double bedroom and a shower room, there is ample storage. The EPC is E.

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

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