



**Magnolia Drive**  
Colchester, Essex, CO4 3LX

**Rental £1,300 Monthly**  
**4 Bedroom House**  
**Available 20 August 2024**

Opening Times: Mon 09.00 - 17.00 | Tue 09.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | SatClosed | Sun Closed

\* Furnished

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## Situation

\*\*AVAILABLE 2024-2025 ACADEMIC YEAR - CALL US TODAY TO ARRANGE A VIEWING - 01206 878978\*\*

SUHomes are pleased to offer this 4 bedroom furnished student home comprising of 3 doubles and one single \* Kitchen \* Large Lounge / Diner \* Bathroom \* Ground floor Shower Room \* Garden \* On Street Parking \* Close to University - 20 minute walk \* Close to Tesco - 15 minute walk \* Contact us today on 01206 878978 / suhomes@essex.ac.uk to arrange a viewing!

Kitchen white goods included - washing machine, dryer, fridge/freezer & oven & Hob

## Accommodation

All measurements are approximate.

## Directions

## Further Information

The deposit required is £1,500

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
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