



33 Fingringhoe Road, Colchester, CO2 8EA

£1,000 Per Month

- Two Bedrooms
- Period Cottage
- Courtyard Garden
- Unfurnished
- South Side of Colchester
- Off Street Parking
- Available Beg/Mid August

Entrance Hall

3'1" x 6'0"

With doors leading to:

Kitchen

8'2" x 10'9"

Comprising of eye level and under counter storage, Bosch single oven, electric four ring hob, overhead extractor hood and stainless steel sink. Window to rear aspect. Door leading to:

Living Room

17'5" x 11'6"

Windows to front aspect.

Bathroom

5'4" x 6'1"

Comprising of a white suite of a pedestal wash hand basin, low level w/c, panelled bath and shower over. Window to rear aspect.

Bedroom One

12'0" x 12'0"

A double bedroom with built in wardrobes and window to front aspect.

Bedroom Two

8'2" x 8'1"

Window to rear aspect.

Outside

To the rear of the property is a courtyard garden enclosed by panel fencing. To the front, there is a driveway with space for two cars.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1153.00

Council Tax Band: B

Availability: Early/Mid August

EPC Rating: D

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Viewings

Strictly by prior appointment with the Letting Agent.