



## 17 Spring Lane, Eight Ash Green, Colchester, Essex, CO6 3QE

£1,575 PCM

- Three Double Bedrooms
- Large Lounge and Dining Room
- Landscaped Rear Garden
- Gas Central Heating
- Unfurnished
- Ensuite and Family Shower Room
- Fitted Kitchen
- Off Street Parking
- Available November 2024

### ENTRANCE HALL

A light entrance hall with large storage cupboard and stairs rising to the first floor. Window to front aspect. Doors leading to:

### STUDY/BEDROOM FOUR

11'9" x 7'5"

A double bedroom with window to front aspect and door to:

### ENSUITE

3'1" x 7'5"

Comprising single shower cubicle with shower over. Low level WC and pedestal wash hand basin. Heated towel rail.

### LOUNGE

15'8" x 12'8"

With large window to front aspect and door to Dining Room. Electric, gas effect fireplace with brick surround.

### DINING ROOM

8'11" x 16'0"

With large sliding door opening into the rear garden. Storage cupboard with further under stairs storage cupboard. Door to:

### KITCHEN

13'4" x 7'6"

Fitted with a range of units comprising one and a half bowl sink and drainer with mixer tap over, inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring gas hob inset into worksurface with extractor hood over. Double electric oven and grill. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Window with views over the rear garden, further window to side aspect. Door opening to the rear.

### LANDING

6'9" x 3'7"

With large window to side aspect. Doors leading to:

### BEDROOM ONE

13'9" x 9'9"

A double bedroom with built in wardrobes, cupboards and drawers. Vanity unit with single bowl sink and cupboard under. Windows to the rear aspect.

### BEDROOM TWO

10'11" x 7'10"

A double bedroom with window to the front aspect.

### BEDROOM THREE

7'8" x 7'11"

A single bedroom with window to front aspect.

### SHOWER ROOM

9'0" x 5'11"

A recently fitted shower room comprising a double shower cubicle with shower over, low level WC and vanity wash hand basin with cupboard under. Heated towel rail and large window to side aspect.

Council Tax Band:

C

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80) C			
(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	

### OUTSIDE

To the front of the property is off street parking for several vehicles and a good sized lawned area. The rear garden is landscaped with a range of mature plants and shrubs. Brick walkway to timber pergola and patio area. The garden is all enclosed by panel fencing.

### TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1817.00

Council Tax Band: C

Availability: Beg/Mid November 24

EPC Rating: B

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

### 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.