



4 Sullivan Close, Colchester, CO4 3UL

£1,500 Per Month

- Four Bedroom Townhouse
- Off Road Parking
- Close to Amenities and University
- Recently redecorated
- Shower Room and Bathroom
- Available Now

4 Sullivan Close, Colchester CO4 3UL

A spacious and well presented four bedroom townhouse with versatile accommodation including family bathroom, shower room, large living room and kitchen dining room. The property is within close proximity to various local schools, shops and amenities, as well as the Hythe train station with mainline links to London Liverpool Street. It also provides easy access to the historic city centre and Essex University. Available NOW. Unfurnished.



4



2



1



D

Council Tax Band: B



Entrance Hallway

With stairs leading to first floor. Understairs storage with plumbing for washing machine. Doors leading to:

Bedroom Four

7'8" x 11'10"

A ground floor double bedroom with windows to front aspect.

Bedroom Three

6'6" x 14'2"

A sizable single ground floor bedroom with storage cupboard. Window to rear aspect.

Shower Room

4'7" x 7'10"

Comprised of low level w/c, pedestal hand wash basin and shower cubicle. Window to rear aspect.

First Floor Landing

Doors leading to:

Living Room

11'3" x 15'5"

A large living room, with storage cupboard that houses the boiler. Window to front aspect. Door leading to:

Kitchen/Diner

14'6" x 10'6"

A good sized kitchen, comprising of plenty eye level and under counter storage, gas hob, over head extractor hood. Windows to rear aspect.

Second Floor Landing

With a storage cupboard. Doors leading to:

Bedroom One

9'1" x 13'11"

A double bedroom with windows to front aspect.

Bedroom Two

14'7" x 8'11"

A double bedroom with window to rear aspect.

Bathroom

5'1" x 7'8"

A white suite comprised of low level w/c, pedestal hand wash basin, panelled bath and shower. Window to rear.

Outside

The front of the property is access to one off road parking space. To the rear of the property, an enclosed garden comprised of concrete leading to grass.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 Months

Deposit: £1,730.00

Council Tax Band: B

Availability: Now

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

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.

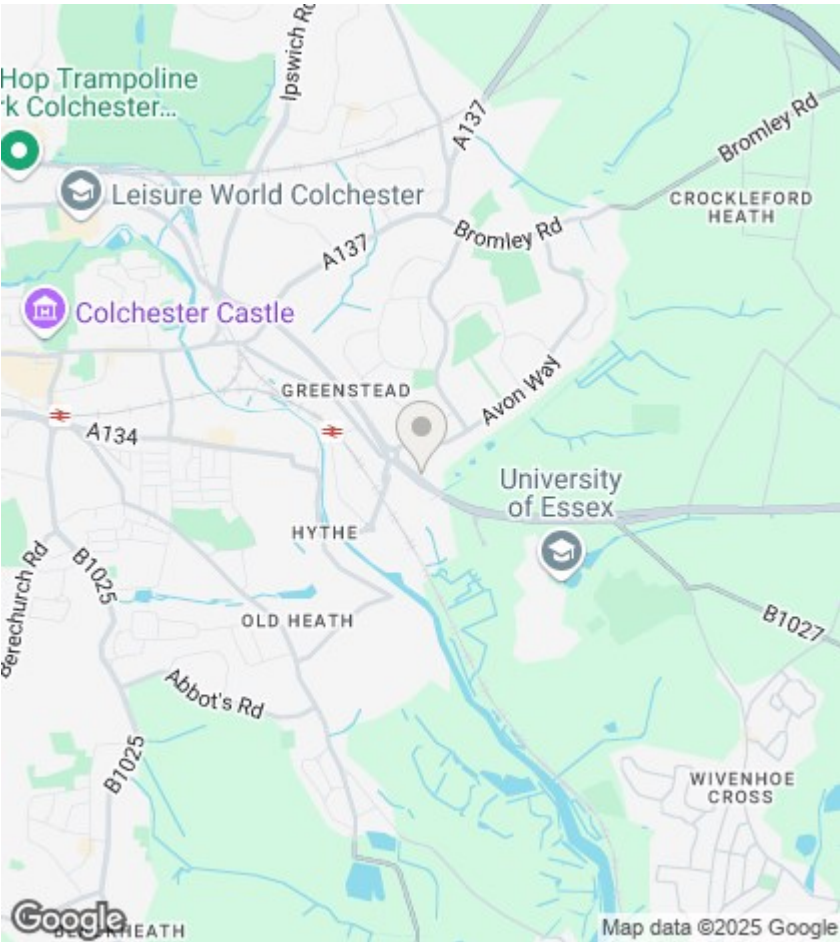
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Register Interest"



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

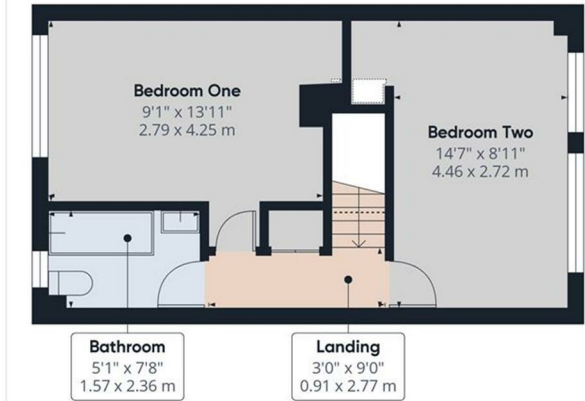
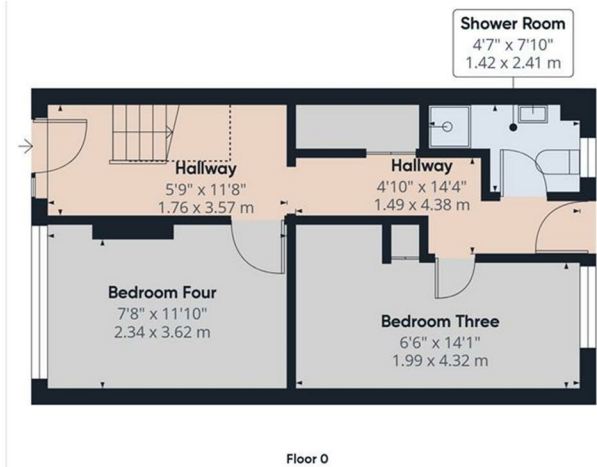
Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
1059.16 ft²
98.4 m²

Reduced headroom
19.21 ft²
1.78 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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