



3 Conway Close, Wivenhoe, Colchester, CO7 9RH

£1,100 PCM

- Two Double Bedroom
- Well Maintained
- Off Street Parking
- Unfurnished
- Popular Location
- Private Rear Garden
- Available May 2025

Living Room

13'8" x 12'6"

A good sized room with window to the front aspect. Stairs leading to the first floor landing. Opening to:

Dining Room

11'0" x 6'11"

With double doors to the rear garden. Further door to:

Kitchen

10'10" x 5'4"

Comprising a range of units including a stainless steel single 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. Free standing electric oven and hob. Plumbing for washing machine. Space for fridge/freezer. Window to rear aspect.

Landing

Airing Cupboard. Doors to:

Bedroom One

8'10" x 12'5"

A double bedroom with window to front aspect.

Bedroom Two

7'8" x 12'6"

A double bedroom with window to rear aspect.

Shower Room

A modern shower room with shower cubicle and power shower. Low level WC and pedestal wash hand basin. Window to side aspect.

Outside

The rear garden is tiered with the first tier laid as patio, stepping down to the lower gardens which is mainly laid to lawn with mature plants and shrubs and all enclosed by panel fencing. To the front is off street parking and a small front garden.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months - 6 month break clause

Deposit: £1269.00

Council Tax Band: B

Availability: 31st May 2025

EPC Rating: D - 66

No Pets

Non Smokers

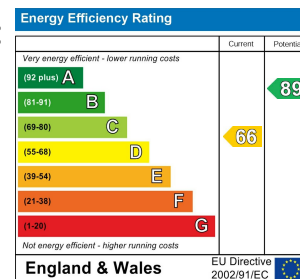
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

D



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.

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"