



23 Kirk Way, Colchester, Essex, CO4 5ZN

£1,450 PCM

- Three Bedrooms
- Modern Kitchen/Dining Room
- Enclosed Rear Garden
- Good A12 Access
- Available August 2025
- Semi-Detached House
- Ensuite to Master Bedroom
- Two Allocated Parking Spaces
- Popular Location

ACCESS

Entrance to the property is via front door leading to:

ENTRANCE HALL

With stairs rising to the first floor landing. Doors leading to:

CLOAKROOM

With low level WC and wash hand basin with mixer tap.
Obscure window to front aspect.

LOUNGE

17'0" x 13'0" MAX

A dual aspect room with lovely views over the rear garden from the French doors and window to the front aspect. Built in under stairs storage cupboard.

KITCHEN/DINER

17'0" x 9'0" MAX

Fitted with a range of units including a stainless steel one and a half bowl sink and drainer with mixer tap inset to the worktop with a range of cupboards and drawers under. Matching range of eye level wall mounted units. Integrated fridge, freezer.

LANDING

With window to rear aspect. Built in airing cupboard. Doors leading to:

BEDROOM ONE

11'3" x 9'2"

A double bedroom with window to front aspect. Door to:

ENSUITE

Shower cubicle with adjustable shower head and mixer tap, vanity wash hand basin with mixer tap, low level WC. Window to rear aspect.

BEDROOM TWO

10'0" x 9'3"

A double bedroom with window to the front aspect.

BEDROOM THREE

9'0" x 6'10"

With window to rear aspect.

BATHROOM

Suite comprising enclosed panel bath with mixer tap, wash hand basin with mixer tap, low level WC. Window to front aspect.

OUTSIDE

To the front is a hedge border with pedestrian access to the front door. The rear garden is mainly laid to lawn with a paved patio area, shed to the rear and additional gated rear access.

There are two allocated parking space provided in the car parking area to the rear of the property.

Council Tax Band:

D

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(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

TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1673.00

Availability: 16th August 2025

EPC Rating: 75 - C

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.

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"