



15a Harwich Road, Colchester, Essex, CO4 3BP

£1,425 PCM

- Three Bedroom End Terraced House
- Popular Location
- Off Street Parking
- Unfurnished
- Spacious Accommodation
- Rear Garden
- Available Mid June 25

ENTRANCE HALL

A good sized, light, entrance hall with stairs rising to the first floor landing. Doors leading to:

CLOAKROOM

Comprising low level WC and pedestal wash hand basin.

KITCHEN/DINER

14'6" x 10'3"

A spacious modern kitchen with double glazed windows to front and side aspects. The kitchen comprises of stainless steel one and half bowl sink unit with mixer tap inset into worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring gas hob inset with stainless steel extractor hood over and single electric oven under. Integrated fridge freezer and dishwasher.

LOUNGE

14'6" x 10'3"

A light room with windows and French doors opening into rear garden.

LANDING

With doors leading to:

BEDROOM ONE

14'6" x 10'4"

A double bedroom with dual aspects to front and side. Door leading to:

ENSUITE

Comprising shower cubicle with power shower. Low level WC and pedestal wash hand basin.

BEDROOM TWO

10'5" x 9'1"

A double bedroom with window to side aspect.

BEDROOM THREE

9'6" x 6'9"

A double bedroom with window to front.

BATHROOM

Comprising a panel bath with shower attachment over, low level WC and pedestal wash hand basin. Window to front.

OUTSIDE

The rear garden is mainly laid to lawn and mostly enclosed by brick wall. Pedestrian access to rear car parking where the tenants will have one allocated parking space.

Council Tax Band:

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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: £1,644.00

Availability: Mid June 25

EPC Rating: 76 - 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"