



Riverside The Folly, Wivenhoe, Colchester, Essex, CO7 9DB

£1,700 PCM

- Three Bedroom Townhouse
- Off Road Parking
- Available July 2025
- Open Plan Dining/Kitchen Area
- Refurbished and Redecorated
- Popular Waterside Location

Riverside The Folly, Colchester CO7 9DB

Nestled in the charming village of Wivenhoe, Colchester, this delightful townhouse at The Folly offers a perfect blend of modern living and picturesque surroundings. Recently redecorated and refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal home for families or professionals seeking comfort and style. The townhouse features three well-proportioned bedrooms. Large reception room and modern bathroom and enviable waterside location, which offers fantastic views that can be enjoyed from various vantage points. The property provides parking for two cars, a valuable asset in this desirable area. Whether you are looking to explore the scenic riverside walks or enjoy the vibrant local culture, this townhouse is ideally situated to take advantage of all that Wivenhoe has to offer. Available Now.



3



1



1



E

Council Tax Band: E



Matthew
James



Matthew
James

Entrance

With storage cupboards and window to front. Door leading to:

Living Room

20'2" x 11'7"

A spacious living area with shelving and storage. Access to stairs and window to front aspect. Leads to:

Kitchen/Diner

15'11" x 10'9"

An open plan kitchen/dining area. Comprising of, under counter and eye level storage, breakfast counter/island, stainless steel sink, electric oven with 4 ring hob and overhead extractor hood. Door and window to rear aspect.

First Floor Landing

Window to front aspect. Doors leading to:

Bedroom Three

9'5" x 9'8"

A large single bedroom with wardrobe and dressing table. Window to rear aspect

Bathroom

6'6" x 10'11"

A brand new bathroom suite, comprising of a white panelled bath and shower, low level w/c and pedestal hand wash basin. Window to rear aspect

Bedroom Two

9'3" x 11'5"

A double bedroom with integrated wardrobes storage and dressing table. Window to front aspect

Second Floor Landing

Leading to:

Bedroom One

11'7" x 22'11"

A Large bedroom and living area. With storage cupboards and murphy double bed. Windows to front and rear aspect. Door leading to:

W/C

Comprising of low level w/c and hand wash basin.

Outside

To the rear is private courtyard with access to potting and garden shed. To the front of the property, there is a spacious private area, with space to park multiple cars and then in turn opens out to views to the riverfront.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 Months

Deposit: £1,961.00

Council Tax Band: E

Availability: July 2025

EPC Rating: E

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.

MJPC is a member of propertymark which is a client money protection scheme, and 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.

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.

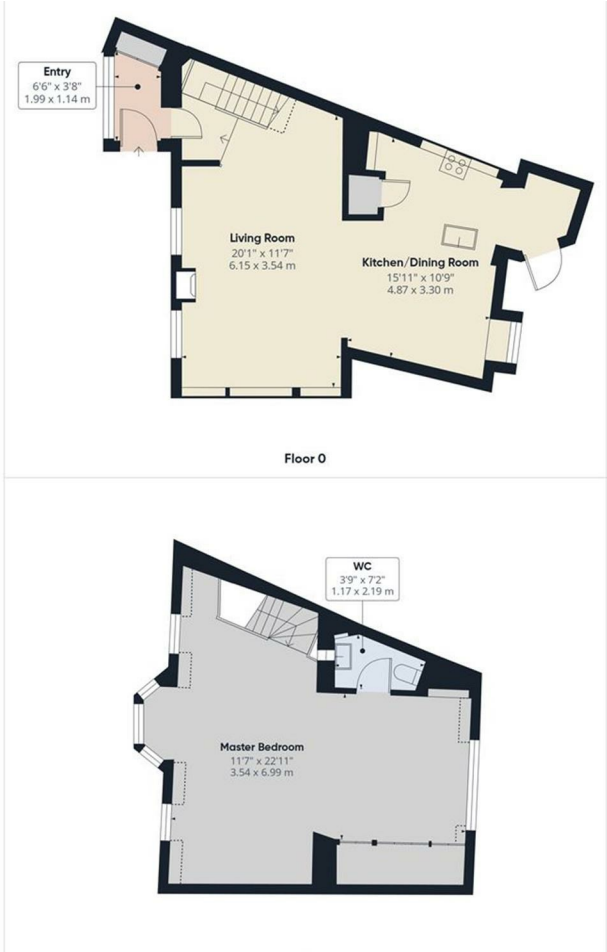
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate total area^m
1320 ft²
122.8 m²
Reduced headroom
27 ft²
2.5 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 are based on RICS IPMS 3C standard.
GIRAFFE360