



25 Francis Way, Colchester, Essex, CO4 3DZ

£1,250 PCM

- Two Bedroom Semi Detached House
- Modern Kitchen
- Off Street Parking
- Available late August 2025
- Popular Location
- Good Size Garden
- Gas Central Heating

ENTRANCE HALL

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

LOUNGE

15'1" x 12'9"

A good sized light room with window to front aspect. Door to:

KITCHEN/DINER

13'0" x 8'9"

A modern kitchen comprising stainless steel sink and drainer with mixer tap over inset to worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Inset electric oven and four ring electric hob with stainless steel extractor hood over. Window and door to rear garden.

LANDING

With doors to bedroom and bathroom. Good size storage cupboard.

BEDROOM ONE

12'8" x 9'11"

A double bedroom with window to front aspect.

BEDROOM TWO

8'9" x 7'2"

A double bedroom with window to rear aspect.

BATHROOM

A modern bathroom suite comprising panel bath with power shower over. Low level WC and pedestal wash hand basin. Heated towel rail. Window to rear.

OUTSIDE

To the front of the property there is off street parking for several vehicles with pedestrian access to the rear garden which is mainly laid to lawn with an area of patio and all enclosed by panel fencing.

TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1442.00

Availability: Late 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

Council Tax Band:

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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		

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"