



**69 London Road, Copford, Colchester, CO6 1LG**

**£1,600 Per Month**

- Four Bedroom Detached House
- Bathroom and Shower Room
- Easy A12 Access
- Off Road Parking
- Large Private Rear Garden
- Available December



# 69 London Road, Colchester CO6 1LG

Nestled in the sought-after area of London Road, Copford, Colchester, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both family living and entertaining guests.

Situated with easy access to the A12, this property is well-connected for commuting and exploring the surrounding areas. The vibrant town of Colchester, with its rich history and array of amenities, is just a short drive away, offering everything from shopping to dining.

This charming home is not just a property; it is a lifestyle choice in a community that is both welcoming and convenient. Whether you are looking to settle down with your family or seeking a spacious home with room to grow, this four-bedroom detached house is a wonderful opportunity not to be missed. Unfurnished. Available December.



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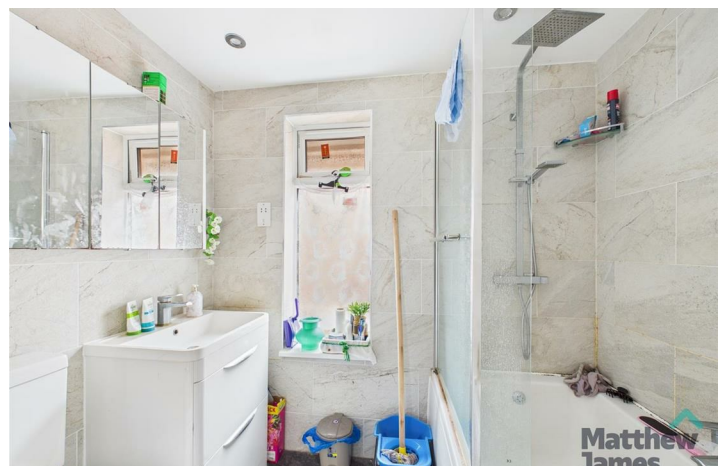


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E

Council Tax Band: D



### Entrance

Door leading to:

### Living Room

11'3" x 10'11"

A large room with bay windows to front aspect. Door leading to:

### Hallway

Stairs leading to first floor. Door leading to:

### Dining Room

10'2" x 14'0"

A spacious room with windows to rear and side aspect. Door leading to:

### Kitchen

9'6" x 9'3"

Comprising of eye level and under counter storage, gas oven with five ring hob and extractor hood. Window to side aspect. Door leading to:

### Hallway

Doors leading to:

### Side Porch

With side access to the property.

### Shower Room

5'6" x 4'7"

Comprising of shower cubicle, handwash basin and low level w/c. Window to side access.

### Utility Room

7'11" x 10'3"

window to side aspect. Doors to:

### Sun Room

19'7" x 11'10"

Door leading to garden:

### Reception Room/Bedroom Four

16'4" x 8'7"

A large room with window and door to front aspect and patio doors to rear.

### Landing

Windows to side aspect. Doors leading to:

### Bedroom One

8'5" x 9'4"

A double bedroom with window to front aspect

### Bedroom Two

7'3" x 10'10"

A double bedroom with window to side aspect

### Bedroom Three/Dressing Room

13'8" x 4'3"

A single bedroom with window to front aspect

### Bathroom

7'3" x 4'11"

A modern white suite comprising of panelled bath with shower, low level w/c and hand wash basin. Window to side aspect.

### Outside

To the front of the property, there is a blocked paved driveway with space for two off road spaces. Side access to the rear of the property. To the rear of the property, there is a large private garden. First, you are greeted by a patio area and as you travel down the garden there is grass and sheds .

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

\*Deposit: £1846.00

Council Tax Band: D

Availability: Mid/End November

EPC Rating: E

No Pets

Non Smokers

\* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

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.

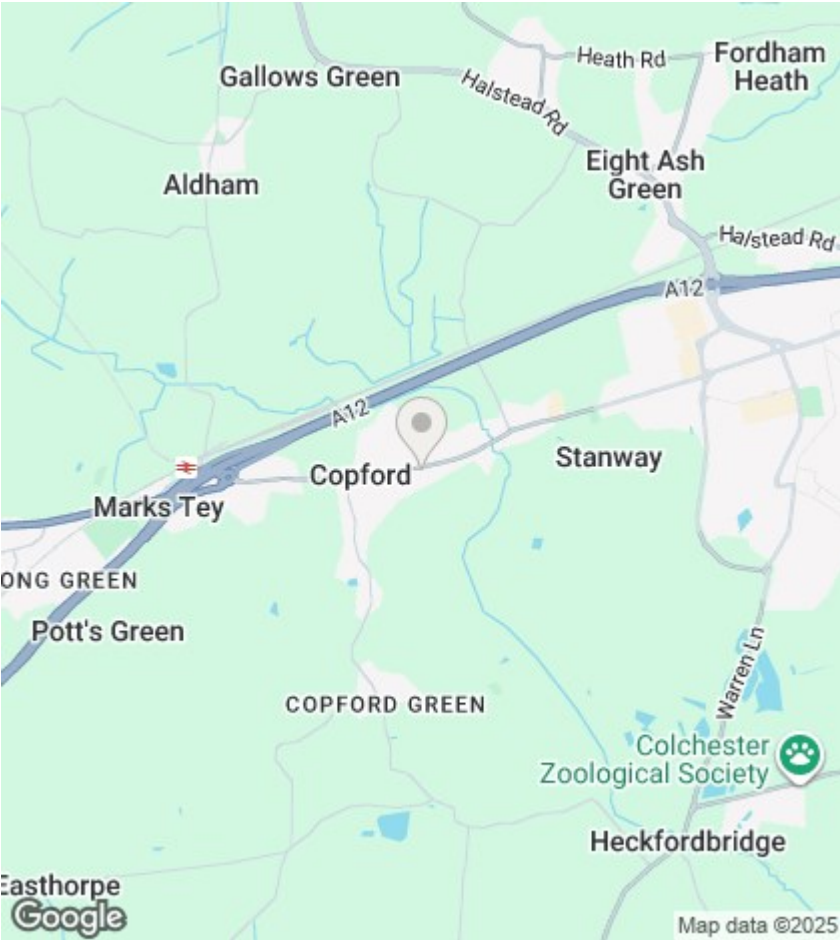
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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### 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](http://www.matthewjamespc.co.uk). Select the property in question and click "Register Interest"



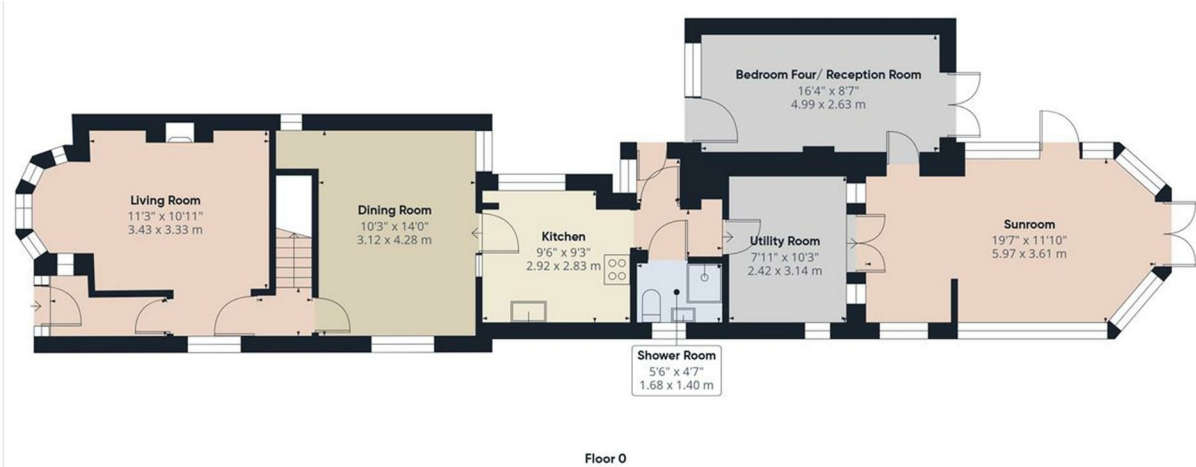
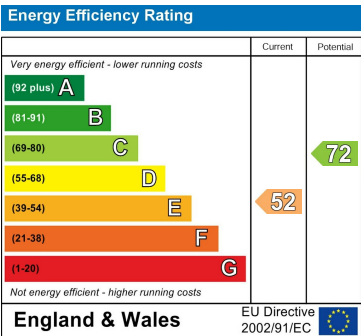
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



Approximate total area<sup>(1)</sup>  
1358 ft<sup>2</sup>  
126 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.