



**23 Garland Road, Colchester, Essex, CO2 7GE**

**£1,400 PCM**

- Three Bedroom Town House
- Modern Kitchen
- Gas Central Heating
- Unfurnished
- Highly Sought after Development
- Private Rear Garden
- Available February 2026

# 23 Garland Road, Colchester CO2 7GE

This three/four bedroom three storey family home occupies a delightful position within this highly sought after development near Abbeyfields. Within walking distance of Colchester Town Centre & Station. The property offers an array of versatile, well presented accommodation over three floors. Available February 2026. Unfurnished.



3



2



2



B

Council Tax Band: D



## ENTRANCE HALL

With stairs rising to first floor landing. Under stairs storage cupboard. Doors leading to:

## CLOAKROOM

3'7" x 6'6"

Low level WC and wash hand basin. Radiator.

## FAMILY ROOM/BEDROOM

10'9" x 8'11"

Double glazed window to front. Radiator

## KITCHEN/BREAKFAST ROOM

11'2" x 15'0"

A modern kitchen comprising square edge worksurface with cupboards and drawers under matching range of eye level wall mounted units. Stainless steel single bowl sink and drainer unit with mixer tap over. Five ring gas hob with stainless steel and glass extractor hood over. Two electric ovens. Double glazed window to rear aspect. Door to rear garden.

## FIRST FLOOR LANDING

13'7" x 5'10"

Double glazed window to front. Stairs rising to second floor landing. Doors to:

## LIVING ROOM

13'3" x 15'1"

A light room with two double glazed windows to rear aspect. Two radiators.

## BEDROOM THREE

10'2" x 9'1"

A double bedroom with double glazed window to front aspect. Radiator. Built in wardrobe.

## SECOND FLOOR LANDING

3'2" x 6'2"

Double glazed window to front. Doors leading to:

## FAMILY BATHROOM

6'10" x 5'7"

Fitted suite comprising; low level WC, wash hand basin and panel enclosed bath with power shower over. Radiator.

## BEDROOM ONE

13'3" x 9'1"

A double bedroom with built in wardrobe. Radiator. Door to:

## ENSUITE

6'3" x 5'7"

Shower cubicle, wash hand basin and low level WC. Double glazed window to rear aspect. Radiator.

## BEDROOM TWO

8'11" x 11'8"

A double bedroom with two double glazed windows to front aspect. Built in cupboard. Airing cupboard. Radiators.

## OUTSIDE

The rear garden is enclosed; decking and patio, gated access to rear. Permit parking is available to the front of the property.

## TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 6 months

Deposit: £1,615.00

Availability: 14th February 2026

EPC Rating: 88 - B

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](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"



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's 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	90
(81-91)	B		
(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	

