



1 Harwich Grove, Colchester

£1,250 pcm

Welcome to this inviting two bedroom semi-detached house, perfectly positioned close to the town centre for easy access to shops, restaurants and local amenities. Step inside to discover a spacious living space and a modern kitchen. The main bedroom benefits from its own ensuite, while a stylish family bathroom and convenient W/C add to the practical layout. Both bedrooms are generously sized. The property also comes with allocated sheltered parking. Available now and ready to move straight into, this property offers a fantastic opportunity to settle into a welcoming and well-connected community.

Entrance Hallway

With under stair storage cupboard and doors leading to:

Kitchen

8' 0" x 12' 4" (2.43m x 3.77m)

A large space comprising of modern units with plenty of storage, integrated fridge/freezer, oven, four ring gas hob and over head extractor hood and plumbing for a washing machine. Window to front aspect.

W/C

4' 1" x 3' 3" (1.25m x 0.98m)

With a low level W/C and hand-wash basin.

Living Room

14' 6" x 11' 1" (4.43m x 3.39m)

Spacious room with patio doors leading to the garden. Windows to rear aspect.

Landing

With a storage cupboard, Doors leading to:

Bedroom One

14' 6" x 11' 3" (4.41m x 3.44m)

Double bedroom with windows to rear aspect and door leading to:

Ensuite

7' 10" x 3' 4" (2.38m x 1.01m)

With low level W/C, pedestal hand-wash basin and shower



cubicle.

Bedroom Two

7' 10" x 12' 4" (2.39m x 3.75m)

Double bedroom with window to front aspect.

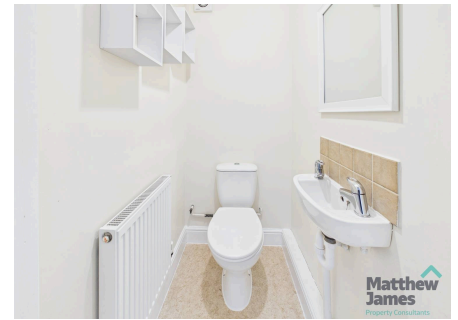
Bathroom

6' 4" x 6' 7" (1.94m x 2.00m)

A modern suite comprising of a low level W/C, Pedestal hand-wash basin and bathtub. Window to front aspect

Outside

To the rear of the property there is a good sized private garden with patio slabs and remaining mostly laid to lawn. There is one allocated parking space underneath a car port to the rear.

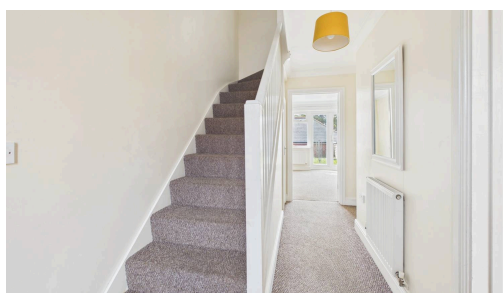


Viewings

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 "Make an Offer"



Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1,442 Council Tax Band: C Local Authority: Colchester City Council Availability: Now EPC Rating: C * 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.

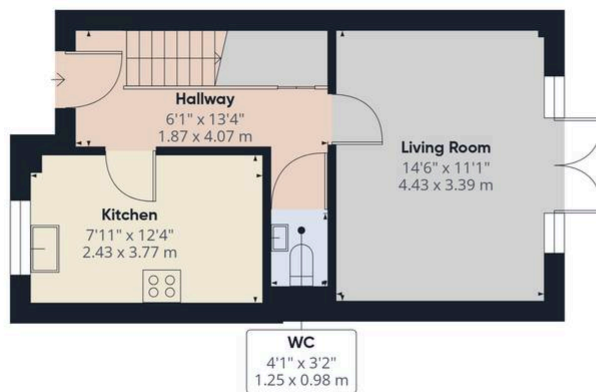


Council Tax band: C

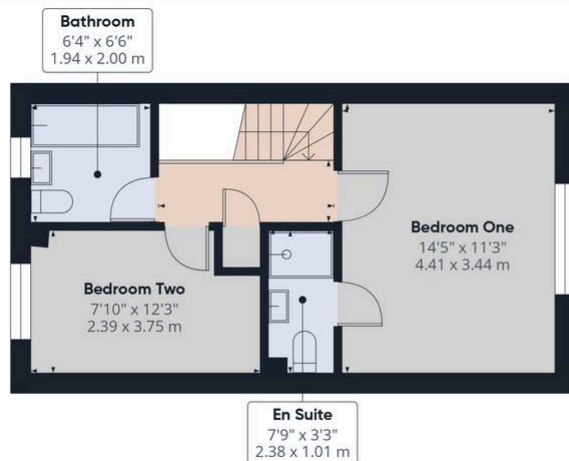
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:
C





Floor 0



Floor 1



Approximate total area⁽¹⁾

733 ft²
68 m²

(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.

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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 representation or warranty in respect of the property.

