



53 Salamanca Way, Colchester

£1,195 pcm

This well-presented two bedroom coach house offers a stylish and practical living space in the sought-after south west Colchester location. The property features a spacious open plan living and kitchen area, creating an inviting atmosphere ideal for both relaxing and entertaining. The modern kitchen is thoughtfully designed. Both bedrooms are generously sized, with the main bedroom benefiting from a contemporary en-suite shower room, while a well-appointed family bathroom serves the second bedroom and guests.

Entrance

Stairs rising to the first floor:

Kitchen/Living Room

21' 7" x 20' 7" (6.58m x 6.28m)

An open plan spacious living area that opens into a fitted kitchen with stainless steel sink, drainer and mixer tap over. Four ring gas hob with extractor hood above and single electric oven under. Space for fridge/freezer and plumbing for washing machine. Windows to front and rear aspect.

Hallway

With doors leading to:

Bedroom One

8' 5" x 11' 7" (2.56m x 3.52m)

A double bedroom. Window to front aspect. Door to:

En-Suite Shower Room

Comprising of a shower cubicle, pedestal hand wash basin and low level w/c.

Bedroom Two

8' 8" x 7' 11" (2.64m x 2.42m)

A single bedroom with window to front aspect.

Bathroom

A white suite comprising of paneled bath, pedestal hand wash basin and low level w/c.



Tenancy Information

The rent is exclusive of utilities and council tax.

*Deposit: £1378.00

Council Tax Band: B Local Authority: Colchester

Availability: Early September 2026

EPC Rating: C -77

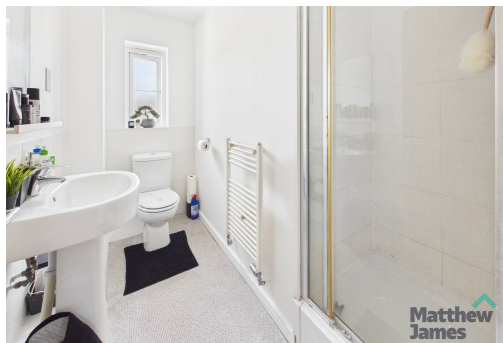
* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.



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"





Floor 0



Floor 1

Approximate total area⁽¹⁾

716 ft²
66.6 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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