





99 Morant Road, Colchester

£1,350 pcm

Welcome to this well presented two/three bedroom end of terrace house. The accommodation comprises of a spacious lounge and separate dining room, a modern kitchen fitted with ample storage, and two well-proportioned bedrooms that offer comfortable living space for individuals, couples, or small families. The stylish bathroom features contemporary fixtures and a sleek finish. Gas central heating ensures warmth and efficiency throughout the year. The property is conveniently located close to local shops, schools, and transport links, making it an excellent choice for those seeking both comfort and convenience. Available from Mid-January 2027.

Living Room
11' 3" x 10' 11" (3.44m x 3.34m)
The front entrance opens into this spacious living room. Window to front aspect. Door leads to stairs and:

Dining Room
11' 3" x 13' 5" (3.43m x 4.08m)
With window to rear aspect and door leading to:

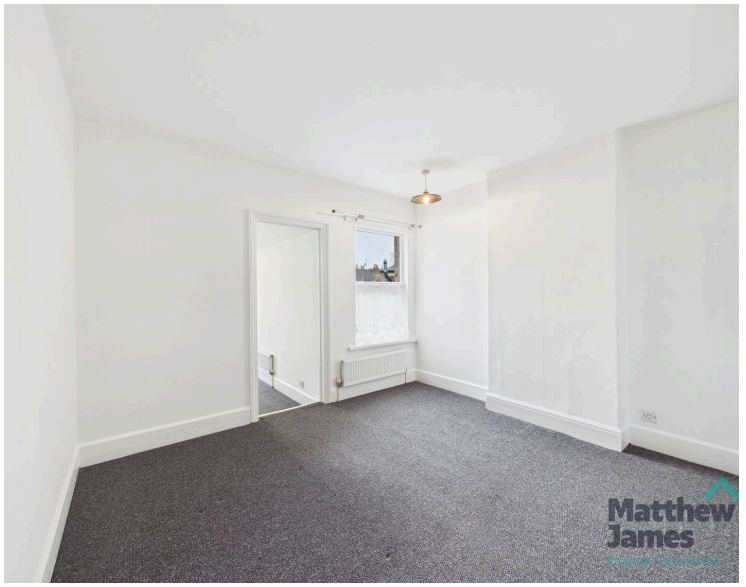
Kitchen
6' 8" x 9' 9" (2.03m x 2.98m)
A modern kitchen comprising of plenty under counter and eye level storage. With plumbing and space for a washing machine and fridge/freezer. Window to side aspect and doors leading to rear garden and:

Bathroom
6' 0" x 5' 6" (1.84m x 1.67m)
A modern bathroom with white panel bath and shower, pedestal hand wash basin and low level w/c. Window to rear aspect.

Stairs/Landing

Bedroom One
11' 3" x 9' 3" (3.42m x 2.82m)
A double bedroom with integrated wardrobes and window to front aspect.





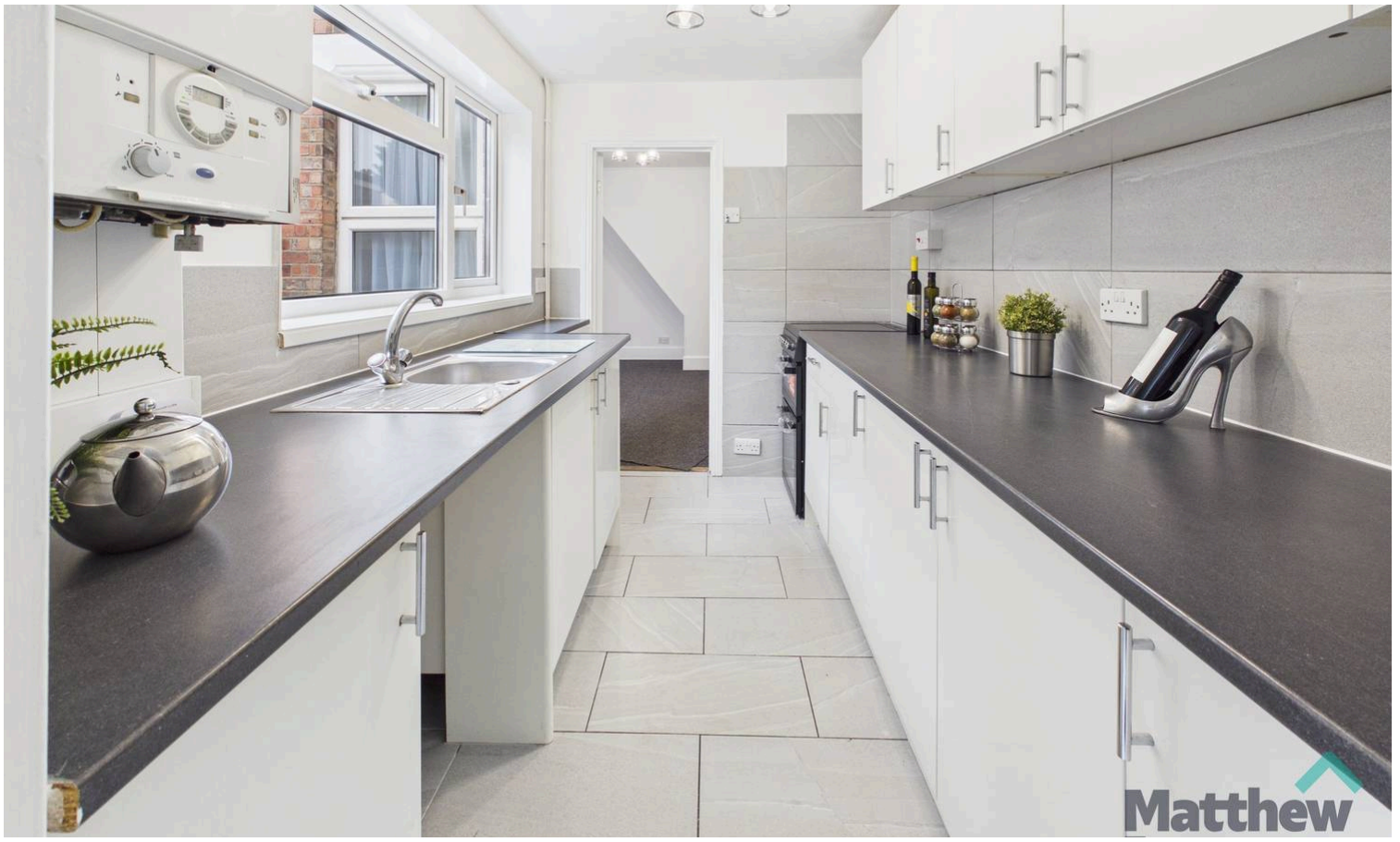


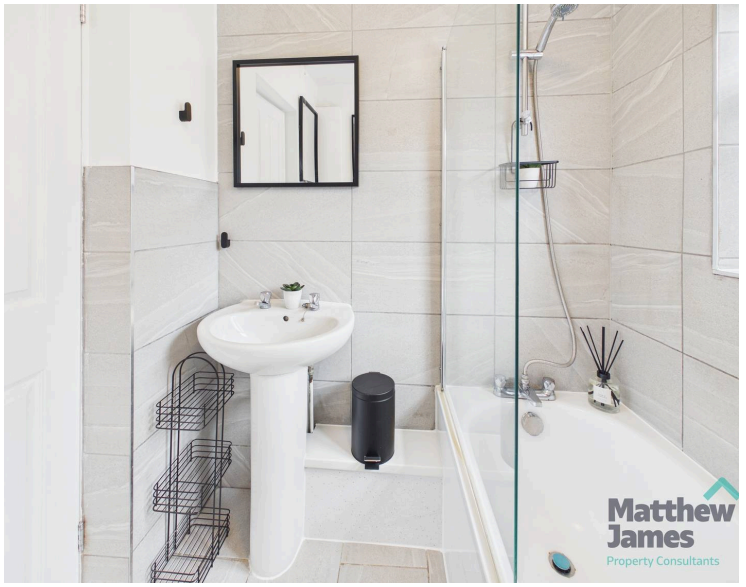
Bedroom Two
11' 2" x 10' 11" (3.41m x 3.33m)
A double bedroom with a storage cupboard. Window to rear aspect and door leading to:

Bedroom Three/Study
12' 10" x 5' 7" (3.92m x 1.70m)
A single bedroom with integrated wardrobes. Suitable as a nursery or study.

Outside
To the front of the property is an brick wall enclosed patio. To the rear of the property is a mostly laid lawn garden enclosed by wood panel fencing.

Tenancy Information
The rent is exclusive of utilities and council tax. *Deposit: £1557.00 Council Tax Band: B Local Authority: Colchester City Council Availability: Mid January 2027 EPC Rating: E * 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.







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"







Council Tax band: B

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









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