



## Room 2 4 Ilex Close, Colchester

£500 pcm

A first floor room located in a four bedroom terraced house situated in a convenient location, with close proximity to local amenities, transport links and green spaces. The property benefits from a communal garden, shared shower room and WC. Rent includes council tax, heating, electric and water. Available now. Unfurnished.

### Bedroom

11' 9" x 9' 3" (3.57m x 2.82m)

Private bedroom with window to front aspect. Built in storage cupboard

### Bathroom

Shared bathroom and separate WC

### Kitchen

Communal kitchen with a range of units. integrated oven and hob. Sink with drainer. Window and door to rear.

### Outside

To the rear of the property is a communal garden, mainly laid to lawn.

### Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 6 Months \*Deposit: £576.00 Council Tax Band: C - Paid by the landlord and included in rent. Local Authority: Colchester Availability: NOW EPC Rating: C -74 \* 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.



- Room Let
- Utility Bills Included
- Communal Garden
- Available Now
- Single Occupiers Only



Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: