

17 Old Heath Road, Colchester

£1,475 pcm

Welcome to this attractive three-bedroom mid-terraced house, offering a wonderful blend of period character and modern convenience. Two spacious bedrooms feature ample natural light with a third single bedroom. The modern bathroom is equipped with contemporary fixtures, a bath-tub with an overhead shower, a compact yet functional utility area providing space for a washer and dryer alongside a full-size refrigerator.

Further enhancing this lovely home is a private, spacious garden, complete with a gravel pathway and secure fencing - perfect for outdoor entertaining, relaxation, or family activities.

Hallway

14' 6" x 2' 10" (4.41m x 0.87m)

Entry through front door into the entrance hall with stairs rising to the first floor landing. Radiator. Door to:

Living Room

13' 4" x 10' 6" (4.06m x 3.21m)

A spacious light room with double glazed boxed bay window to the front aspect producing great natural light. Radiator. Feature fire place with tiled hearth.

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)

With double glazed window to rear aspect, under stairs storage cupboard. Radiator. Feature fireplace with tiled heart. Door

leading to:

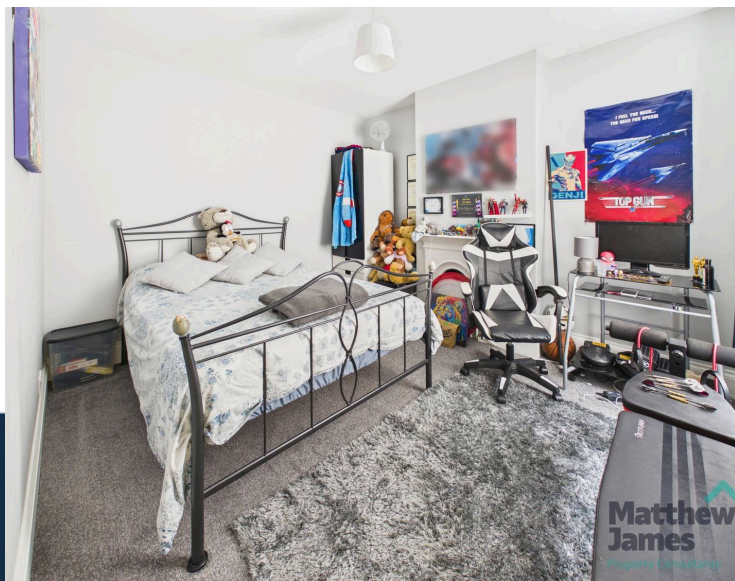
Kitchen

10' 7" x 8' 9" (3.22m x 2.67m)

A contemporary kitchen comprising a stainless steel single bowl sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Free standing electric hob and oven unit under a stainless steel extractor hood. Radiator. Double glazed window and door to side aspect. Arch leading to utility space with plumbing for washing machine and space for fridge freezer. Double glazed window to rear aspect.

Landing

With doors leading to:



Bedroom One

15' 5" x 11' 5" (4.69m x 3.49m)

A large double bedroom with double glazed box bay window to front aspect. Radiator.

Feature fireplace.

Bedroom Two

12' 0" x 10' 3" (3.65m x 3.12m)

A double bedroom with double glazed window to rear aspect. Feature fireplace.

Bedroom Three

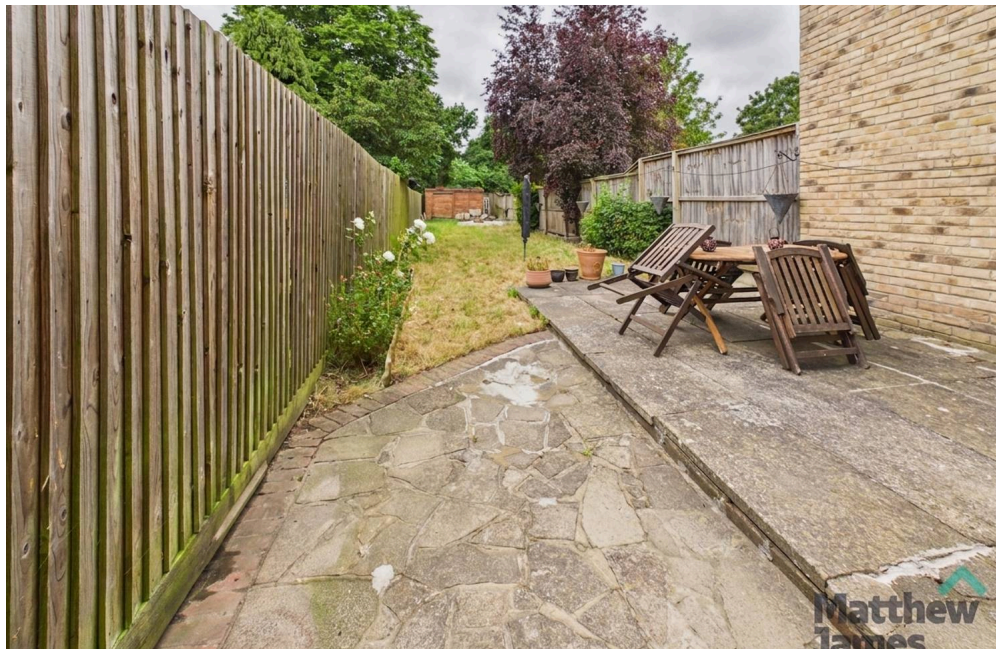
8' 8" x 8' 2" (2.64m x 2.48m)

With double glazed window to rear aspect. Radiator.

Bathroom

6' 9" x 5' 11" (2.05m x 1.81m)

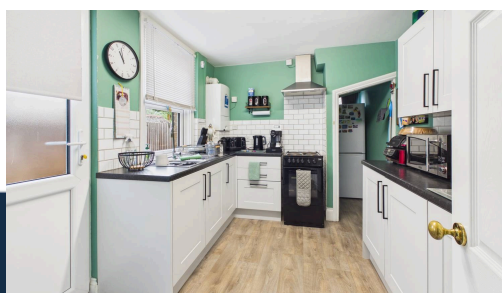
fitted with a white suite comprising panel bath with electric shower over, low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Radiator.



Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

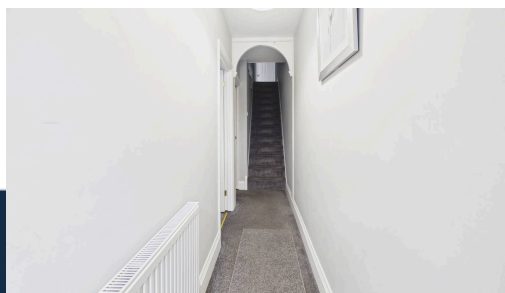
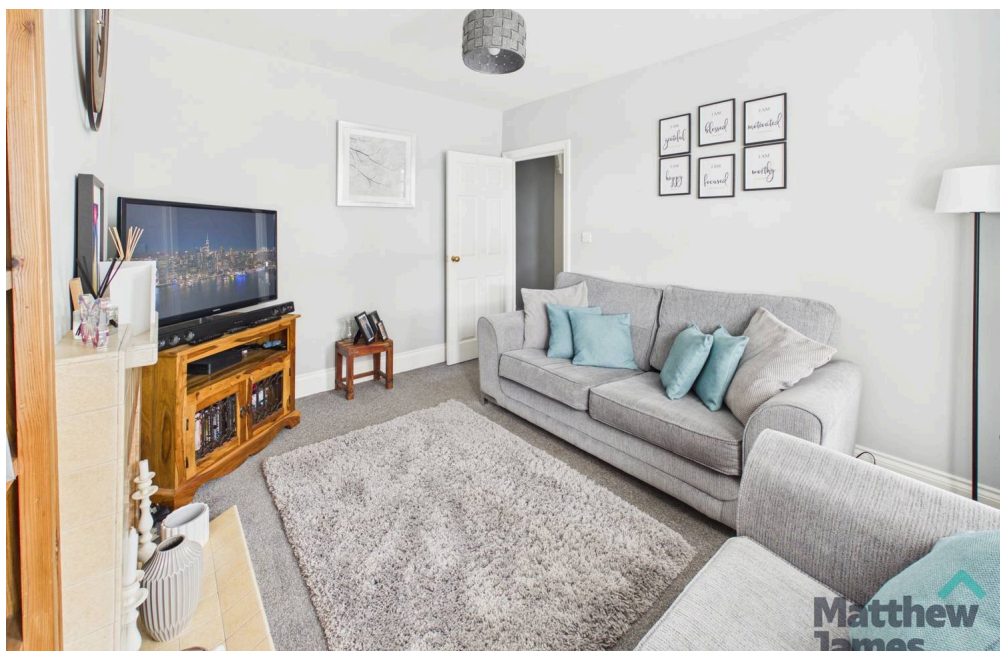
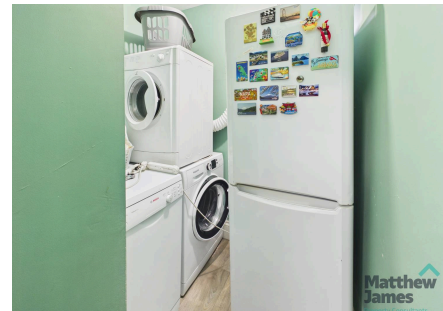


Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1701.92 Council Tax Band: B Local Authority: Colchester City Council Availability: From 8th August EPC Rating: D 64 * 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

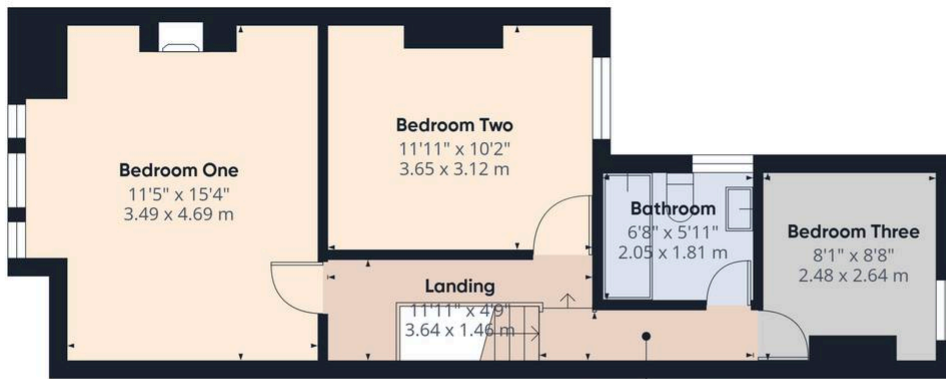
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"





Hallway
14'5" x 2'10"
4.41 x 0.87 m

Floor 0



Landing
11'11" x 4'9"
3.64 x 1.46 m

Landing
9'7" x 2'7"
2.94 x 0.79 m

Floor 1



Approximate total area⁽¹⁾
887 ft²
82.5 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.