



## 3 Atlas Road, Earls Colne

£1,400 pcm Freehold

Nestled in the charming village of Earls Colne, this delightful terraced house on Atlas Road presents an excellent opportunity for those seeking a comfortable family home. The property boasts three bedrooms, making it ideal for families or those looking for extra space.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a popular village location.

Earls Colne is known for its community spirit and picturesque surroundings, providing a peaceful retreat while still being within easy reach of Colchester's amenities. Unfurnished. Available Now

### Entrance/Hallway

With space underneath stairs for storage. Stairs leading to first floor. Doors leading to:

### Living Room

18' 5" x 12' 6" (5.61m x 3.82m)

A spacious living area with window to front aspect. Door leading to:

### W/C

5' 3" x 9' 4" (1.61m x 2.85m)

Pedestal hand wash basin and low level w/c. Window to rear aspect and door leading to rear garden.

### Landing

Doors leading to:

### Bedroom One

11' 11" x 14' 7" (3.63m x 4.45m)

A large double bedroom with storage. Windows to rear aspect.

### Bedroom Two

11' 10" x 10' 2" (3.61m x 3.11m)

A double bedroom with window to front aspect

### Landing

Doors leading to:

### Bedroom One

11' 11" x 14' 7" (3.63m x 4.45m)

A large double bedroom with storage. Windows to rear aspect.



### Bedroom Two

11' 10" x 10' 2" (3.61m x 3.11m)

A double bedroom with window to front aspect

### Bedroom Three

8' 10" x 8' 5" (2.69m x 2.56m)

A single bedroom with over stair storage and window to front aspect.

### Shower Room

5' 8" x 8' 0" (1.72m x 2.44m)

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

### Outside

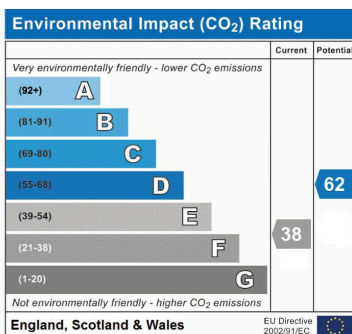
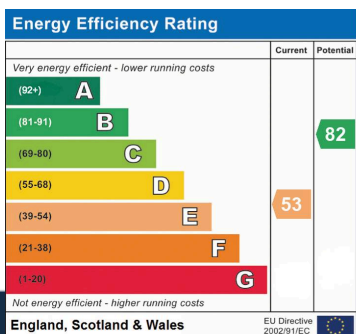
To the rear of the property, there is a well presented garden enclosed by wooden fencing with storage shed. There is also access to the side of the property. To the front of the property is laid lawn and off street parking with space for two cars.

### Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 12 months \*Deposit: £1,615.00 Council Tax Band: B Availability: End of November EPC Rating: E No Pets Non Smokers

### 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](http://www.matthewjamespc.co.uk).



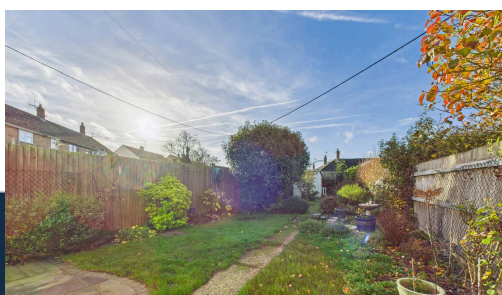


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

899 ft<sup>2</sup>  
83.6 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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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