





16 Arden Close, Colchester

£1,350 pcm

This three-bedroom, mid-terraced house offers bright and open living. Each bedroom showcases large windows and are ideal sizes for a growing family. The modern family bathroom includes a full-sized bathtub, heated towel rail, and ample natural light. The heart of the home is the kitchen and dining area, equipped with white units and generous countertop space. Patio doors and additional garden access offer space for entertaining or family enjoyment. Located around the Highwoods area means you are close to local shops, Colchester Hospital and not too far from the city centre. The property is offered unfurnished and is available now.

Hallway
17' 7" x 4' 11" (5.36m x 1.51m)
Staircase leading to first floor and doors leading to:

Living Room
12' 10" x 11' 7" (3.92m x 3.53m)
Spacious living room with windows to front aspect and archway to:

Kitchen / diner
17' 6" x 9' 11" (5.33m x 3.02m)
A kitchen comprising of undercounter and eye level cupboard space. Includes space for washing machine and fridge/freezer. With oven and four ring gas hob. Windows and patio doors to rear garden.







Landing
8' 9" x 5' 8" (2.67m x 1.73m)
With doors leading to:

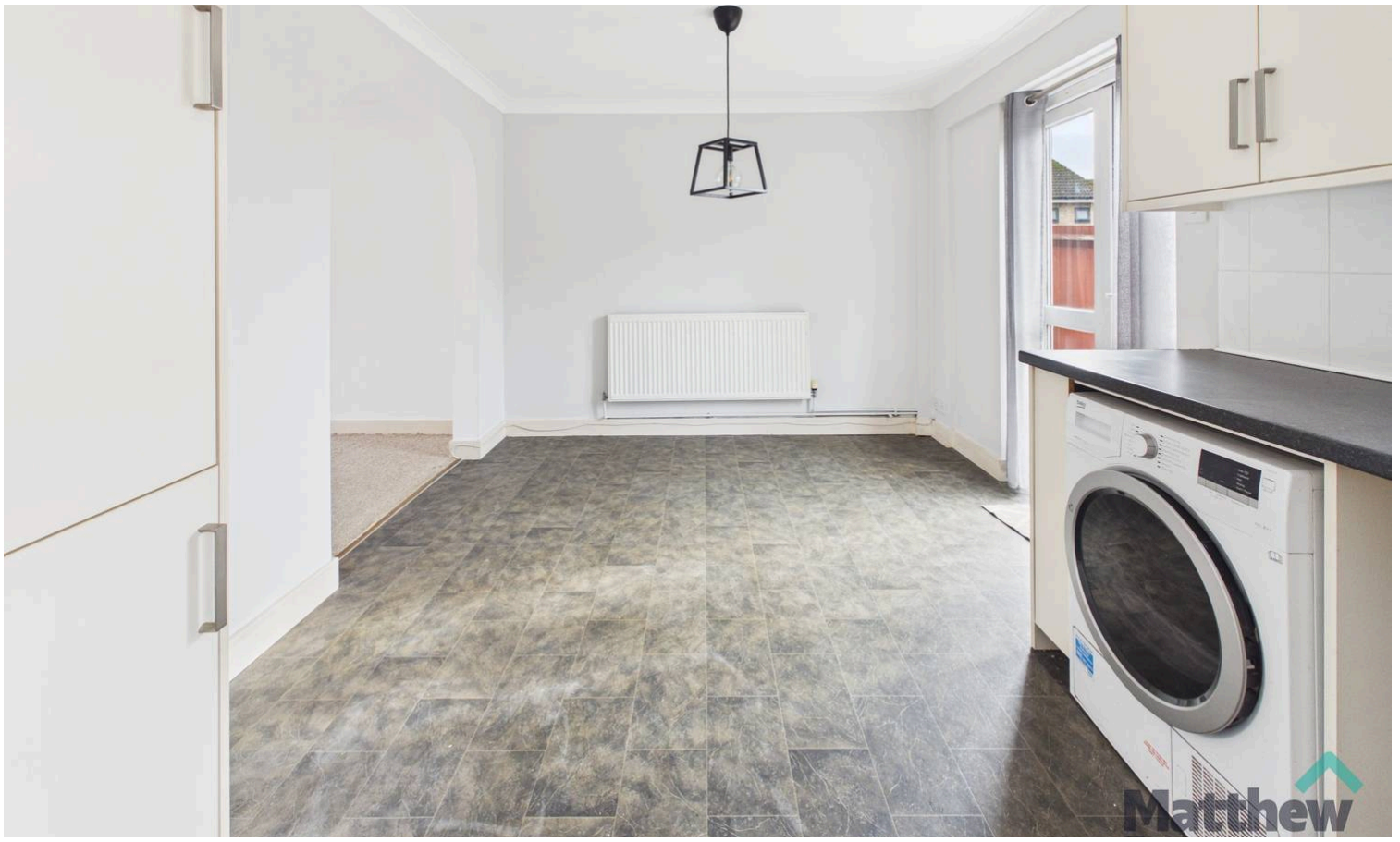
Bedroom One
14' 7" x 9' 5" (4.45m x 2.86m)
A double bedroom with a free standing wardrobe and windows to front aspect.

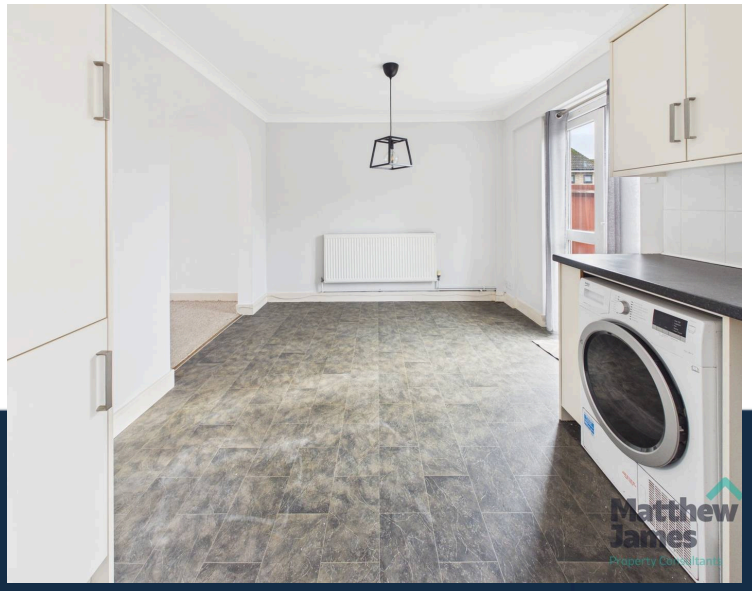
Bedroom Two
9' 5" x 9' 3" (2.86m x 2.81m)
A double bedroom with windows to rear aspect.

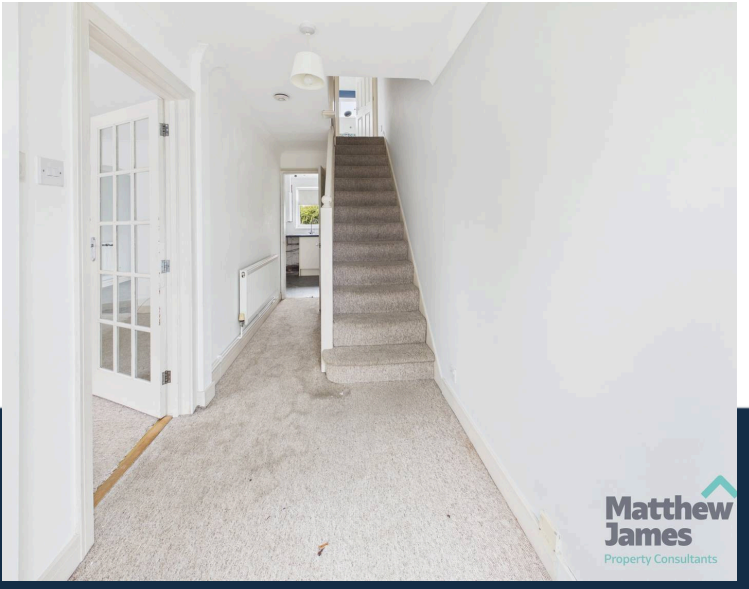
Bedroom Three
9' 0" x 7' 10" (2.74m x 2.40m)
A single bedroom with windows to front aspect.

Bathroom
7' 11" x 5' 6" (2.41m x 1.67m)
Comprising of pedestal handwash basin, low level W/C and bathtub with shower fixture. Windows to rear aspect.

Outside
Enclosed rear garden and access to single garage on site.







Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1,615 Council Tax Band: C Local Authority: Colchester City Council Availability: Now EPC Rating: C * 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"





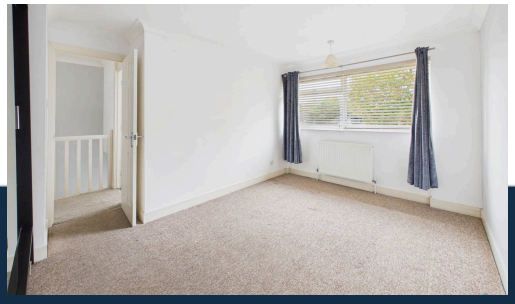


Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Floor 0





Floor 1

Matthew James
Property Consultants

Approximate total area(1)

791 ft²

73.4 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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