



73 Byron Avenue, Colchester

£1,600 pcm Freehold

Welcome to this impressive four-bedroom, detached house offering generous living space and a wealth of charming features throughout. The property comprises two elegant reception rooms with original parquet flooring, inviting brick fireplaces, and large windows that flood each room with natural light. The welcoming hallway leads through an arched doorway and features further parquet flooring, while the heart of the home boasts a spacious kitchen with ample storage, an integrated hob, and expansive worktops. A bright conservatory connects seamlessly to the garden via sliding doors. Two well-appointed bathrooms include an shower room and a main bathroom with a corner bath, pedestal sink, and bidet.

Entry

2' 1" x 4' 9" (0.64m x 1.44m)

Door leading to:

Hallway

4' 9" x 14' 0" (1.45m x 4.27m)

Stairs leading to first floor. Doors leading to:

Kitchen/Dining Room

An area for a dining table then leading to a long kitchen with eye level and under counter storage. Gas four ring hob and bosch oven. Door leading to side access and utility room. Windows to front and rear aspect.

Shower Room

4' 11" x 10' 0" (1.50m x 3.05m)

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

Reception

11' 7" x 10' 1" (3.53m x 3.07m)

A spacious room with window to front aspect. Door leading to:

Dining Room

11' 7" x 21' 8" (3.53m x 6.60m)

Doors leading to:

Hallway

Door leading to rear garden



Sunroom

10' 10" x 10' 10" (3.29m x 3.29m)

A room enclosed by glass over looking the whole garden. Door leading to rear garden.

Landing

8' 6" x 3' 6" (2.58m x 1.06m)

Doors leading to:

Bedroom One

11' 10" x 11' 8" (3.61m x 3.56m)

A double bedroom with integrated wardrobes. Window to front aspect.

Bedroom Two

9' 9" x 12' 10" (2.97m x 3.91m)

A double bedroom with integrated wardrobe. Window to front

Bedroom Three

18' 7" x 7' 10" (5.66m x 2.38m)

A long double bedroom with window to rear aspect.

Bedroom Four

10' 4" x 8' 1" (3.14m x 2.47m)

A large single bedroom with window to rear aspect

Bathroom

5' 0" x 7' 4" (1.52m x 2.23m)

Comprising of low level w/c, bidet, pedestal hand wash basin and panelled bath and shower. Window to rear aspect.

Outside

To the front of the property, there is a private driveway that has enough space for 2/3 off road parking spaces and a single garage.

To the rear of the property there is a enclosed garden and access



Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 12 months *Deposit: £1,846 Council Tax Band: E Availability: Mid April EPC Rating: D No Pets Non Smokers * 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

1668 ft²
155 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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