



49 Harsnett Road, Colchester

£1,400 pcm Freehold

A beautiful three bedroom semi-detached home located within the popular New Town area of Colchester. The property provides a large open plan living and dining room, modern kitchen and sizeable rear garden. The property offers period features throughout and is available end of April. Unfurnished.

Entrance/Hallway

With stairs leading to first floor landing. Doors leading to:

Living Room and Dining Room

13' 1" x 26' 9" (3.99m x 8.16m)

A large reception room with a bay window to front aspect.

French doors opening to rear garden. Feature fireplace/ Door to:

Kitchen

9' 1" x 15' 7" (2.78m x 4.74m)

A spacious modern kitchen with under and overhead storage.

Single bowl sink and drainer with mixer tap over. Five burner gas ring hob and double oven with over head extractor fan. Plumbing for washing machine and space for fridge/freezer and dishwasher. Window to side aspect and door leading to garden.

Landing

With storage cupboard and doors leading to:

Bedroom One

15' 8" x 12' 1" (4.77m x 3.68m)

A large bedroom with decorative feature fireplace. Windows to front aspect.

Bedroom Two

10' 6" x 12' 6" (3.19m x 3.81m)

A double bedroom with window to rear aspect.

Bedroom Three/Study

6' 2" x 9' 0" (1.87m x 2.74m)

A single room with window to side aspect



Shower Room

8' 11" x 5' 11" (2.73m x 1.80m)

A white suite bathroom with tiled walls. Shower cubicle, low level w/c, bidet and pedestal hand wash basin. Window to rear aspect.

Outside

The rear garden commences with a good sized patio area which leads out to stones. Mature plant and shrub borders all enclosed by panel fencing.

Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 12 months Deposit: £1,615.00 Council Tax Band: C Availability: End of 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.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

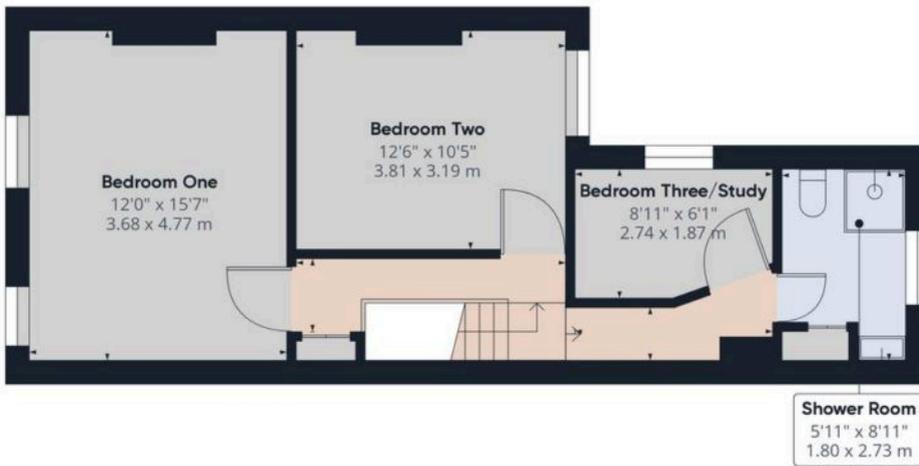
EPC Environmental Impact Rating: D



Matthew James
Estate Consultants



Floor 0



Floor 1

Approximate total area⁽¹⁾
1013.69 ft²
94.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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