



9 Ilex Close, Colchester

£1,350 pcm

This beautifully refurbished three bedroom terraced house offers a fresh and inviting interior, ideal for families or professionals seeking a modern and comfortable home. Step inside to discover a spacious living area. The newly updated kitchen features contemporary fittings and ample storage, making meal preparation both enjoyable and practical. Each of the three well-proportioned bedrooms provides plenty of space for restful nights and versatile living arrangements, whether you need guest accommodation, a home office, or a nursery.

Entrance Hall

Door leading to:

Living Room

17' 5" x 15' 2" (5.32m x 4.63m)

A spacious living area with window to front aspect and stairs leading to first floor. Door leading to:

Hallway

Door leading to rear garden and door leading to:

Kitchen

11' 9" x 9' 3" (3.59m x 2.81m)

Comprising of plenty of eye level and under counter storage, electric oven and sink. Window to rear aspect.

Landing

Doors leading to:

Bedroom One

9' 2" x 11' 8" (2.80m x 3.55m)

A double bedroom with integrated wardrobes and window to front aspect.

Bedroom Two

8' 11" x 9' 1" (2.72m x 2.76m)

A double bedroom with integrated wardrobe and window to rear aspect.

Bedroom Three

8' 0" x 9' 0" (2.43m x 2.74m)

A single bedroom with window to front aspect.



w/c

Comprising of a low level w/c and window to rear aspect

Bathroom

A white panel bath and pedestal hand wash basin. Window to rear aspect.

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"



Tenancy Information

The rent is exclusive of utilities and council tax.

*Deposit: £1,557.00

Council Tax Band: C

Availability: Now

EPC Rating: C

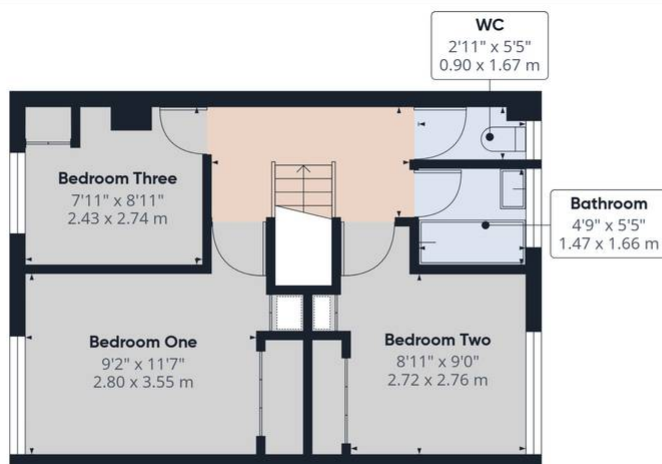
Non Smokers

* 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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

766 ft²

71.2 m²

Reduced headroom

4 ft²

0.4 m²

(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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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.

