



3 Crystal Walk, Colchester

£1,300 pcm

This two-bedroom, one-bathroom terraced house offers a spacious reception room with French doors that open directly onto a private patio garden and is located on a popular development on the outskirts of the City Centre. The contemporary kitchen is equipped with modern units. The bathroom includes a bathtub with shower over with glass shower screen. Additional benefits include off-road parking for two cars, fully enclosed patio garden complete with a garden shed for extra storage. This property is offered unfurnished and is available mid/end of November.

Hallway

With stairs to the first floor landing. Doors leading to the cloakroom and lounge. Opening to:

Kitchen

10' 8" x 5' 5" (3.25m x 1.65m)

Fitted with a range of units comprising stainless steel sink and drainer with mixer tap over, inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Fitted four ring gas hob with stainless steel splashback and extractor hood over. Electric single oven. Space for fridge/freezer, plumbing for washing machine. Window to front aspect.

Lounge/diner

Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m)

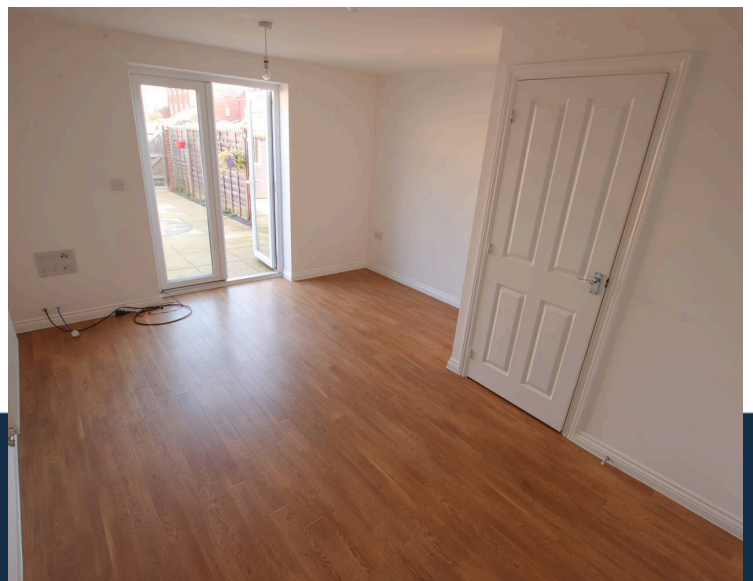
A double bedroom with window to rear aspect.

Bathroom

A white suite including panel bath with power shower over. Low level WC and pedestal wash hand basin.

Outside

To the front of the garden is a low maintenance front garden with mature shrubs. The rear garden is all paved and includes a good sized shed. Pedestrian access to the rear with 2 allocated parking spaces.



Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1,500 Council Tax Band: B
Local Authority: Colchester City Council Availability: Mid/End November 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

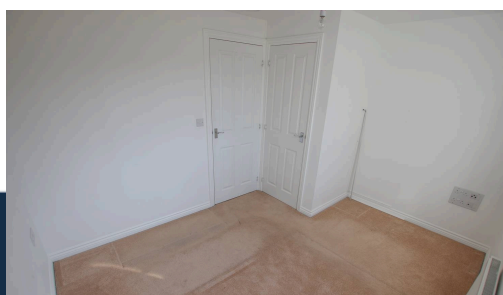
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this
property following your viewing then please supply an application either directly to
the office or via our website - www.matthewjamespc.co.uk. Select the property in
question and click "Make an Offer"



Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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