





3 Lithgow Drive, Stanway

£1,725 pcm

This well-presented three-bedroom semi-detached house in Stanway offers comfortable and contemporary living, ideal for families or professionals seeking a stylish home. With a separate living room and a modern kitchen/diner opening onto a generous enclosed rear garden. The main bedroom has its own en-suite shower room, and there is also a family bathroom and downstairs WC. Outside, the property benefits from a garage and off-road parking for two cars. The property is well placed for local shops and schools, with convenient access to the A12.With its excellent layout and attractive outdoor space, this property is ready to welcome its next residents.

Entrance Hall
With stairs to the first floor and a door to the living room.

Living Room
13' 9" x 12' 2" (4.20m x 3.70m)
A front-facing room with fitted shutters, wood-effect flooring and an inset electric fire set into a feature media wall. Door to the kitchen/diner.

Kitchen
15' 5" x 13' 1" (4.70m x 4.00m)
Fitted with white gloss wall and base units, tiled splashbacks, a built-in double oven, electric hob and extractor hood. There is space for a dining table and chairs, with French doors opening onto the rear patio.

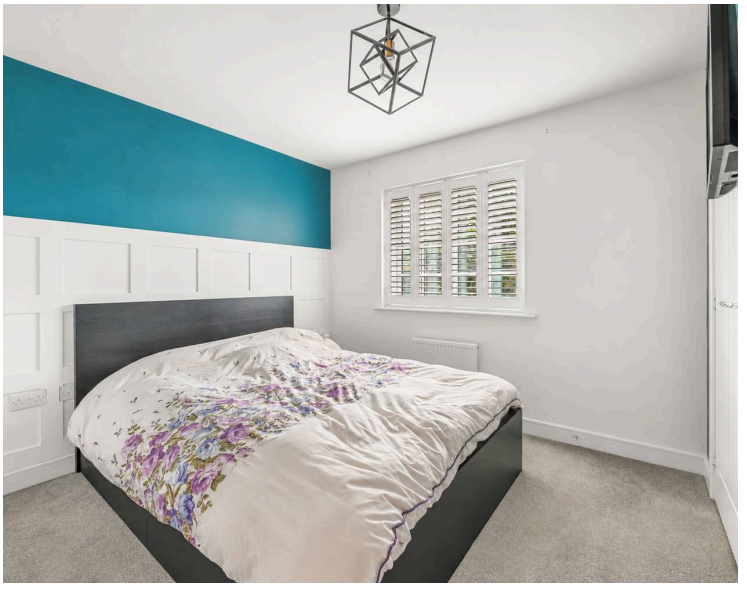
Cloakroom
Fitted with a WC and wash hand basin.

Landing
With doors to all three bedrooms and the family bathroom.

Bedroom 1
11' 10" x 6' 7" (3.60m x 2.00m)
A double bedroom with a panelled feature wall. Front-facing window with fitted shutters. Door to the en-suite.







En-suite
5' 7" x 5' 3" (1.70m x 1.60m)
With a glass shower enclosure, wash hand basin, WC and a front-facing window with fitted shutters.

Bedroom 2
10' 10" x 8' 6" (3.30m x 2.60m)
A double bedroom with shuttered window overlooking the rear garden.

Bedroom 3
12' 2" x 11' 2" (3.70m x 3.40m)
A single bedroom with a shuttered window overlooking the rear garden, equally suited to use as a home office.

Bathroom
5' 7" x 5' 7" (1.70m x 1.70m)
Fitted with a panelled bath with shower over and glass screen, pedestal wash hand basin and WC.

Garage
The tenancy includes use of part of the garage, with the remaining section reserved for the landlord's storage.

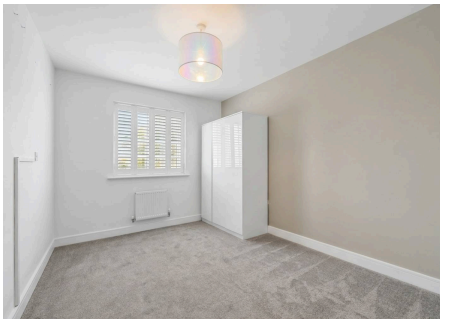
Outside
The enclosed rear garden has a lawn area, paved patios and gated side access. The property also benefits from off-road parking for two cars.







Tenancy Information
The rent is exclusive of utilities and council tax. *Deposit: £1990.00 Council Tax Band: C Local Authority: Colchester Availability: Early January 2027 EPC Rating: B - 84 * 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"

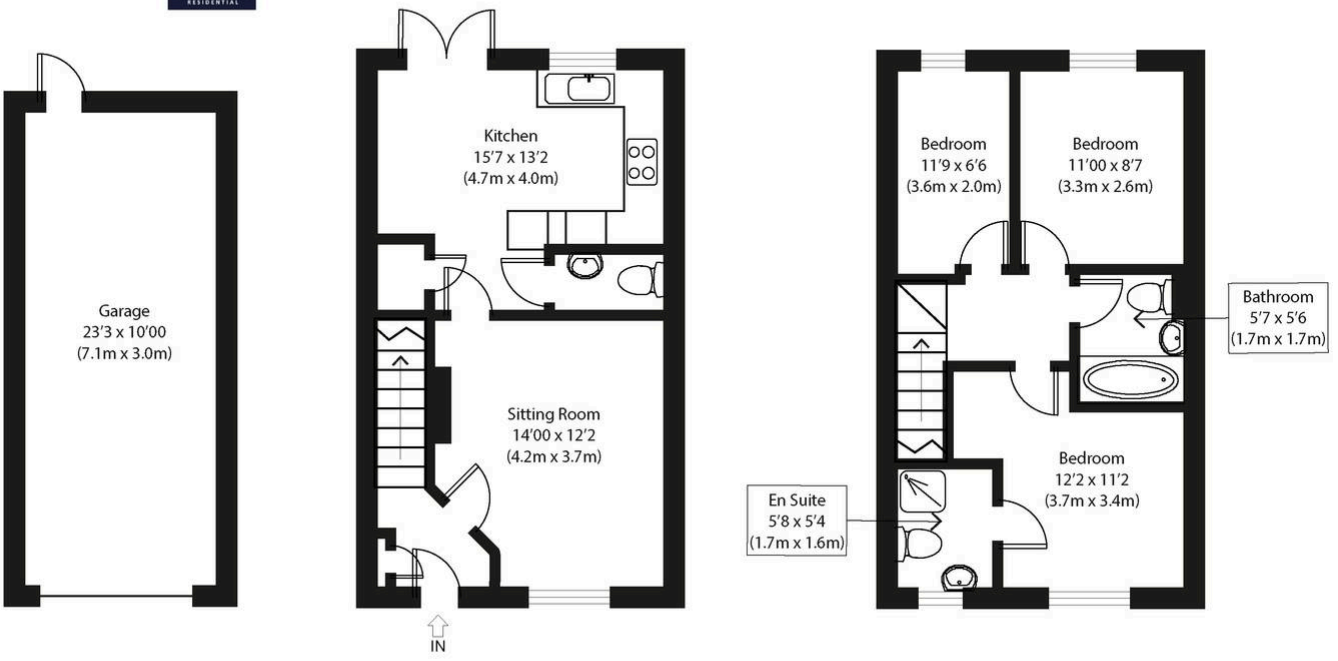






Approximate Gross Internal Area
Main House 855 sq ft (79 sq m)
Garage 235 sq ft (22 sq m)
Total 1090 sq ft (101 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor First Floor

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