



93 Greenstead Road, Colchester

£1,350 pcm

Welcome to this beautifully presented two-bedroom end of terrace house, offering a perfect blend of modern style and classic charm. The property boasts two spacious reception rooms, both filled with natural light and featuring fresh, neutral decor and new flooring.

The heart of the home is a bright, open-plan kitchen and dining area with contemporary units, integrated appliances, and elegant wood flooring. Sliding doors lead directly to a generous, recently landscaped garden, allowing for seamless indoor-outdoor living. A stylish, modern bathroom with bath, shower, and heated towel rail adds a touch of luxury.

Additional features include off-road parking and an expansive rear garden is a true highlight, offering a sunny lawn, gravel and patio area. Now and offered unfurnished, this delightful home is ready for you to move in and make it your own. Early viewing is highly recommended to appreciate all it has to offer.

Living Room

14' 0" x 11' 5" (4.27m x 3.48m)

Kitchen / Diner

21' 11" x 10' 8" (6.68m x 3.25m)

A brand new modern white kitchen with rolled edge work surfaces with stainless steel single bowl sink and drainer and mixer tap over. Single electric oven and hob with stainless steel extractor hood over. Range of low level and wall mounted units. Space for fridge freezer, plumbing for washing machine. Under stairs storage cupboard. Sliding door opening into rear garden.

Landing

13' 6" x 3' 11" (4.12m x 1.20m)

With large window to side aspect. Doors opening to:

Bedroom One

10' 8" x 11' 6" (3.24m x 3.50m)

A double bedroom with window to front aspect.

Bedroom Two

11' 5" x 6' 8" (3.48m x 2.04m)

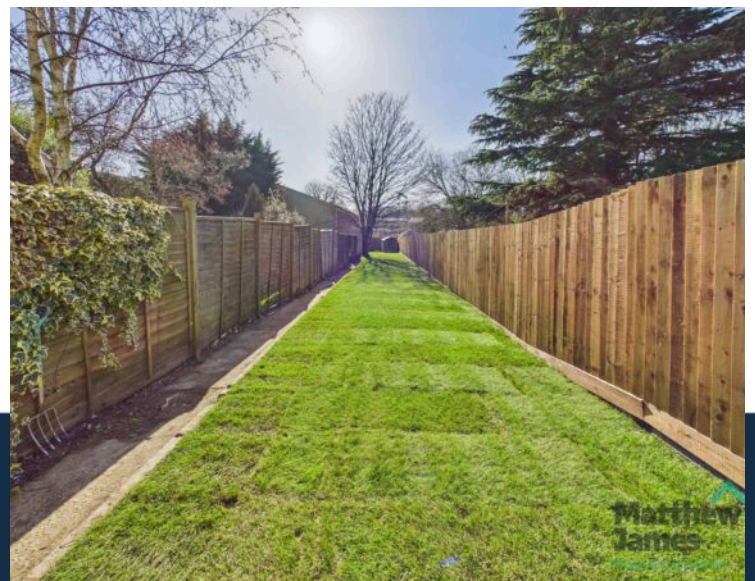
With window to rear and side aspect.

Bathroom

7' 7" x 7' 1" (2.30m x 2.17m)

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

Window to rear aspect.



Outside

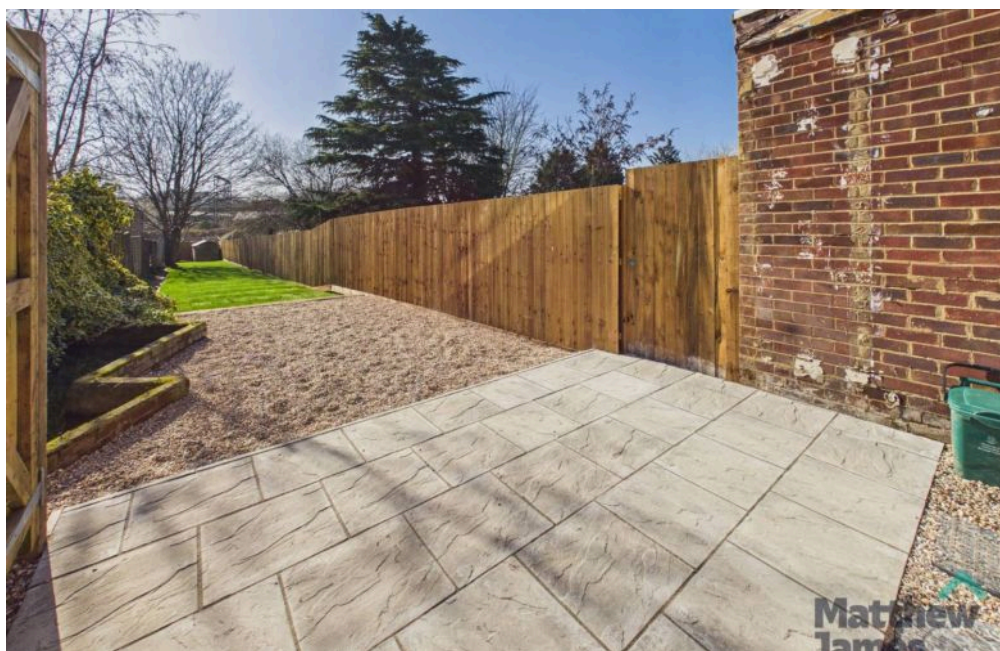
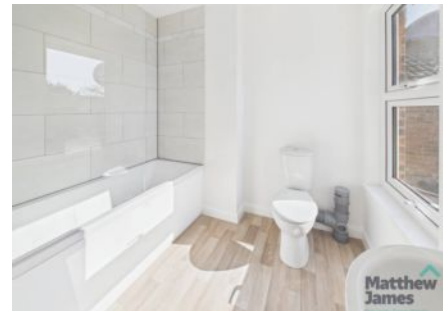
To the front of the property is an off street parking space for 1 vehicle with pedestrian access to the rear garden. The rear garden is fully landscaped with new patio and shingle area and large lawned area enclosed by panel fencing.

Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 6 Months *Deposit: £1557.00 Council Tax Band: B Local Authority: Colchester Availability: Now EPC Rating: * 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

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

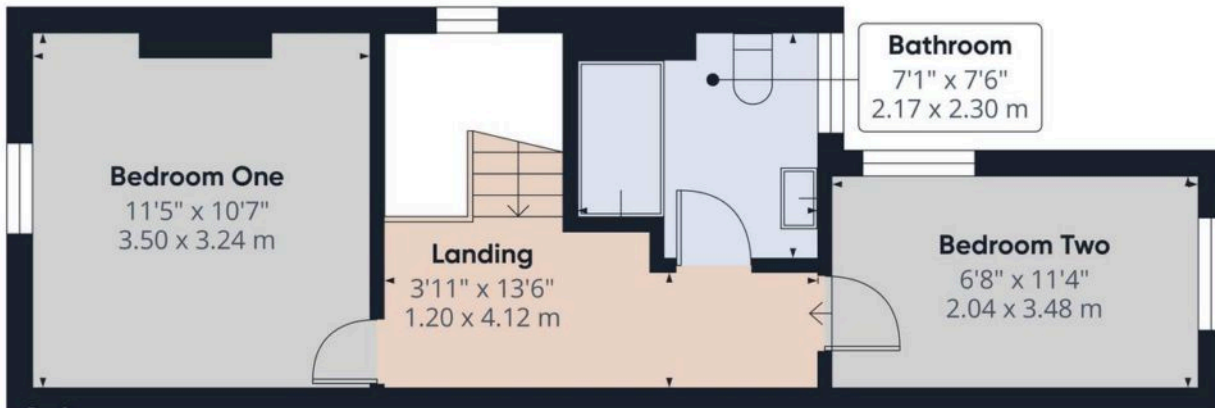


Matthew James
Sole agents



Floor 0

Approximate total area⁽¹⁾
708 ft²
65.8 m²



Floor 1

(1) Excluding balconies and terraces

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.