



82 Ilex Close, Colchester

£1,350 pcm Freehold

This recently redecorated and refurbished, well-presented three-bedroom, mid-terraced house which offers a bright and contemporary living environment, perfect for families or professionals seeking comfort and style. The property features a spacious reception room, modern kitchen equipped with sleek cabinetry, a marble-effect backsplash. Upstairs boasts a modern bathroom, two bedroom's and a single bedroom.

Available now. Unfurnished.

Living Room

15' 5" x 17' 5" (4.69m x 5.31m)

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

Kitchen

9' 2" x 11' 11" (2.79m x 3.63m)

A brand new kitchen comprising of, under counter and eye level cupboards. Space for fridge/freezer and plumbing for washing machine. Window to rear aspect.

Bedroom One

11' 9" x 9' 3" (3.57m x 2.81m) A double bedroom with integrated wardrobes and window to front.

Bedroom Two

8' 11" x 9' 3" (2.73m x 2.81m) A double bedroom with integrated wardrobe and window to rear aspect.

Bedroom Three

9' 0" x 7' 11" (2.75m x 2.41m) 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.

Outside: There is a private garden that is laid to lawn and concrete patio at the rear.

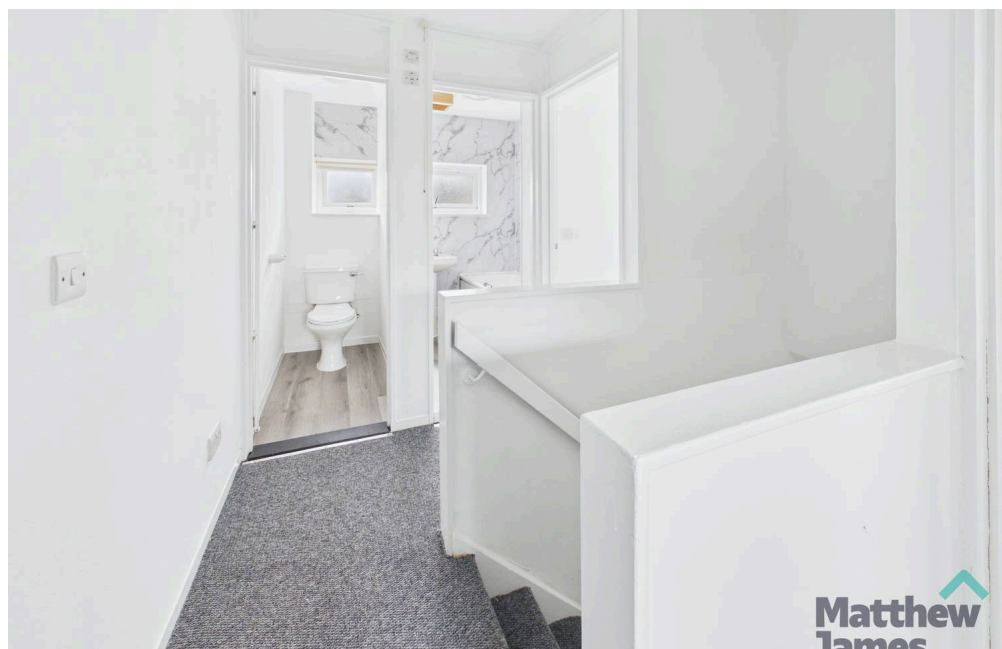


Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1,557.00 Council Tax Band: C Availability: Now EPC Rating: D * 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. You can find out more details on the agent's website or by contacting the agent directly

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"

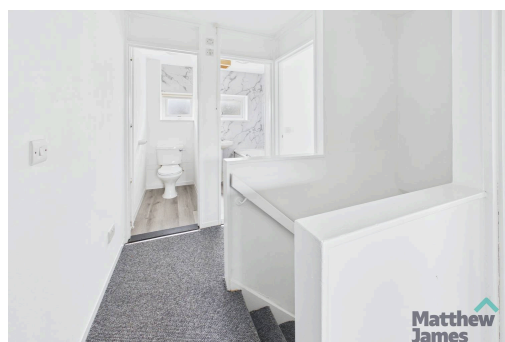


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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.