



JAMES STREET, COLCHESTER, CO1

£1,150 PCM





We are pleased to offer to the rental market this two bedroom mid-terraced house situation in the New Town area which has just been newly renovated throughout. This property comprises of two double bedrooms, one single bedroom off of the second bedroom, family bathroom downstairs, spacious lounge, utility area, fitted kitchen and outside storage. Further benefitting from having on road permit parking, a rear garden and being within walking distance to the City Centre and Colchester Town railway station. This property is offered unfurnished and is available now. An extra £25pcm will be added on top of the rent for a pet. An early viewing is advised to appreciate the accommodation to offer.

LOUNGE/DINER

22' 2" x 11' 25" (6.76m x 3.99m) Laminate flooring, double glazed window to front, double glazed door to rear and two electric heaters.

KITCHEN

7' 10" x 6' 4" (2.39m x 1.93m) Laminate flooring, window to side overlooking the utility area, eye and base level units, built in electric hob and oven with extractor and space for fridge freezer.



UTILITY ROOM

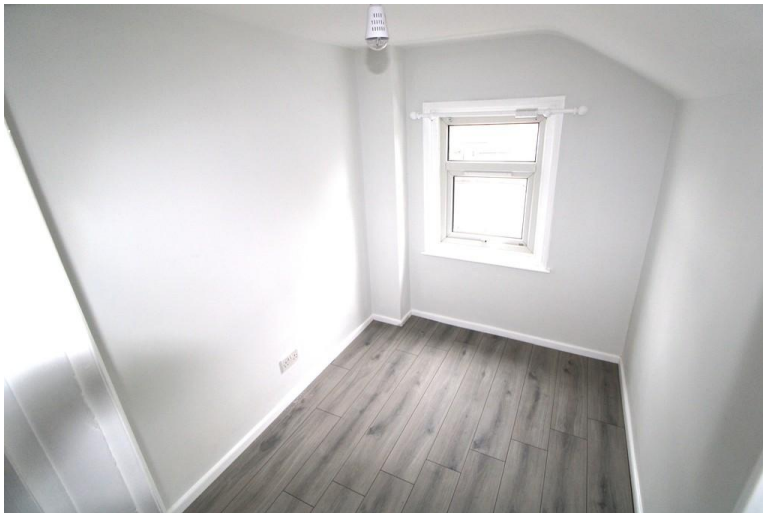
Laminate flooring, washing machine, space for tumble dryer and double glazed door to rear.

BEDROOM ONE

11' 2" x 10' 7" (3.4m x 3.23m) Laminate flooring, double glazed window to front and electric wall heater.

BEDROOM TWO

11' 2" x 8' 3" (3.4m x 2.51m) Laminate flooring, double glazed window to rear, electric wall heater and built in cupboard/wardrobe.



BEDROOM THREE/STUDY

7' 9" x 6' 4" (2.36m x 1.93m) Laminate flooring, double glazed window to rear and electric wall heater.

BATHROOM

Laminate flooring, double glazed window to rear and full suite comprising of a WC, pedestal wash hand basin and bath with shower over.



GARDEN

The garden is a low maintenance garden to the rear mainly patio/paved with a small AstroTurf area. There is a storage shed which can be used and rear access to the garden via the back gate.

PARKING

The parking for James Street is on road parking on a first come first served basis, you will need to obtain a parking permit through North Essex Parking Partnership/MiPermit.

Rent: £1,150.00

Holding Deposit: £265.38

Security Deposit: £1,326.92





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		