



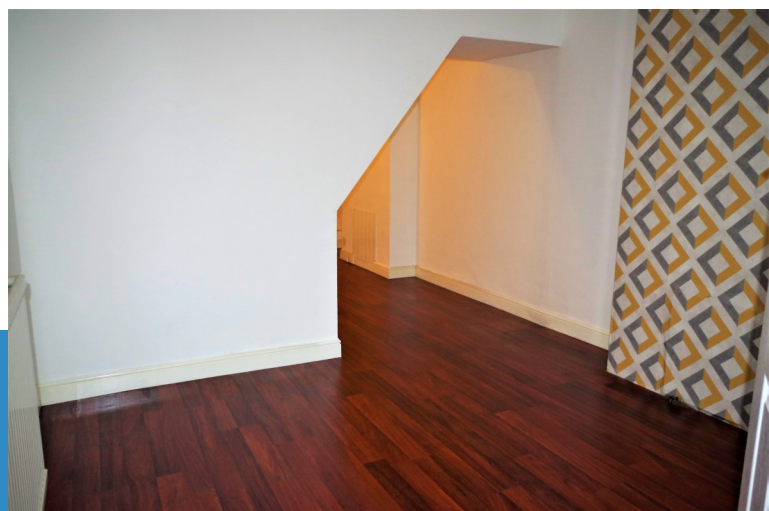
St Paul's Road, Colchester
CO1 1SQ
£1100 pcm

MaxwellBrown

Independent Property Agents

To Let – Available 13th May 2024

A well modernised 3 bedroomed Victorian end terrace house situated in a pleasant residential location within ½ mile of Colchester Town centre and railway station with a minimum journey time of 46mins to London Liverpool Street. The property has the benefit of 2 reception rooms, well fitted kitchen, bathroom, gas central heating, double glazing and private rear garden. There is residents permit parking in the road.



Sealed unit double glazed door to;

Entrance porch:

With UPVC window to front and door to:

Lounge 10'9" x 10' (3.2m x 3m)

With window to front, television point, telephone point, laminate flooring, artexed and coved ceiling and archway leading to;

Dining room 11'5" x 10'9" (3.4m x 3.2m)

With window to rear, radiator, fitted gas fire, laminate flooring, staircase to first floor, wall thermostat and doorway to;

Kitchen 9'7" x 6'5" (2.9m x 1.9m)

Fitted with a range of white shaker style units with work surfaces with inset single drainer stainless steel sink unit, cupboards, drawers and space under, range of eye level units, built-in electric oven and gas hob with extractor hood over, plumbing for automatic washing machine and dishwasher, window and part glazed door to lean to and panelled door to;

Bathroom;

White suite comprising low level flushing suite, panelled bath with mixer tap and thermostatic shower over, pedestal wash hand basin with mixer tap and plunge plug, tiled splash backs, fully tiled walls, ceramic tiled floor, heated towel rail, inset ceiling spot lighting, extractor fan and Baxi gas boiler supplying hot water and central heating.

First Floor Landing:

Pine doors to:

Bedroom 1: 10'8" x 10" (3.2m x 3m)

With window to front, artexed and coved ceiling, laminate flooring, built in over stairs storage cupboard, radiator.

Bedroom 2: 11'6" x 10'9" *(3.5m x 3.2m)

With windows to rear, artexed and coved ceiling, radiator, built in storage cupboard, laminate flooring and door to;

Bedroom 3: 7" x 6'9" (2.1m x 2m)

With window to rear, radiator, laminate flooring, airing cupboard with housing lagged hot water tank fitted with immersion heater.

Outside:

To the front of the property there is a brick built wall with entrance leading to small paved front garden with flower and shrub borders. The rear garden is enclosed by panelled fencing. The garden is laid mainly to lawn with flower, Timber garden shed. Pedestrian right-of-way access to the road.

Services:

We understand from the vendor that all main services are connected to the property.

Council tax band B . Colchester City Council

Broadband Availability:

Standard: 16Mbps download

Superfast: 73 Mbps download

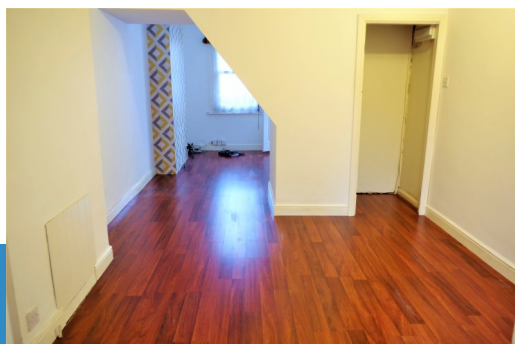
Ultrafast: 1000 Mbps download

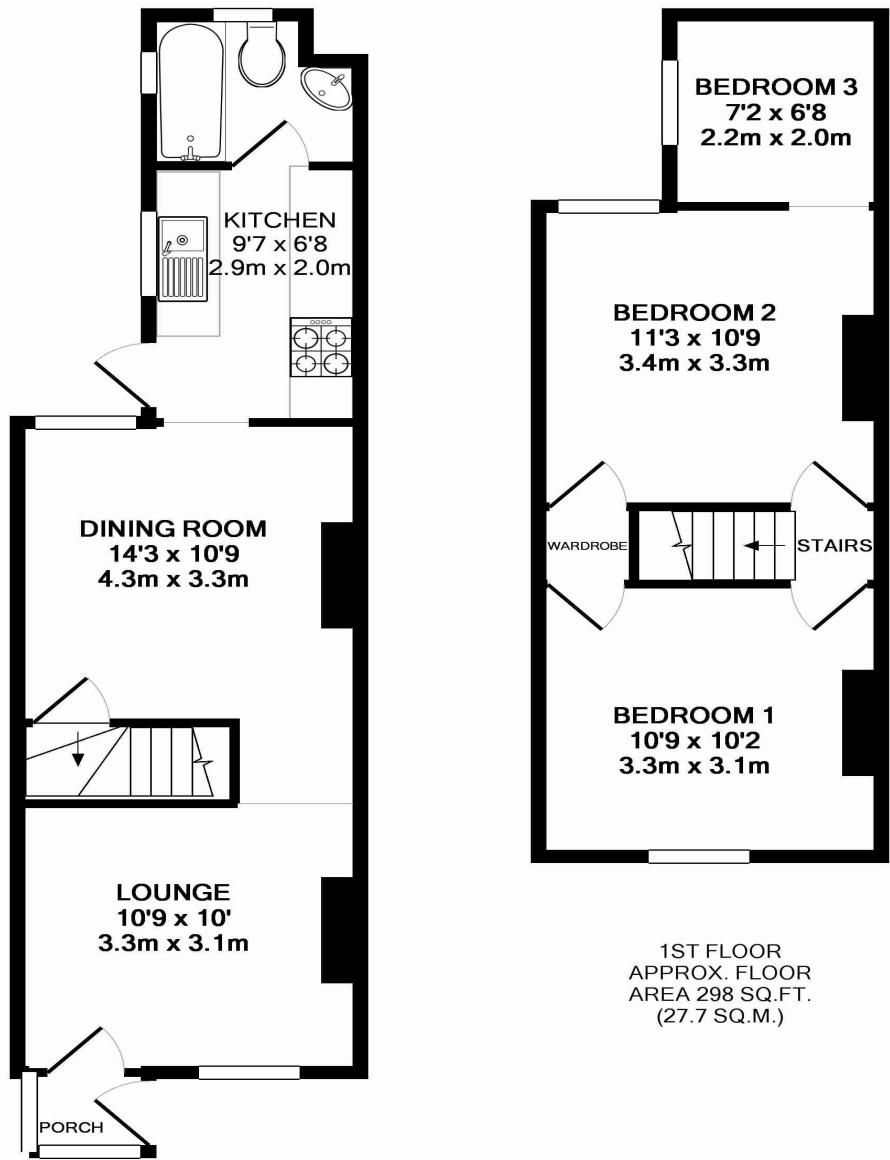
Networks available: Openreach, VirginMedia.

Details obtained from Ofcom

Agent's Note:

We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 per applicant holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.





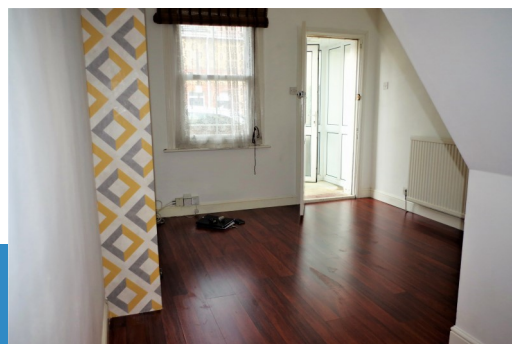
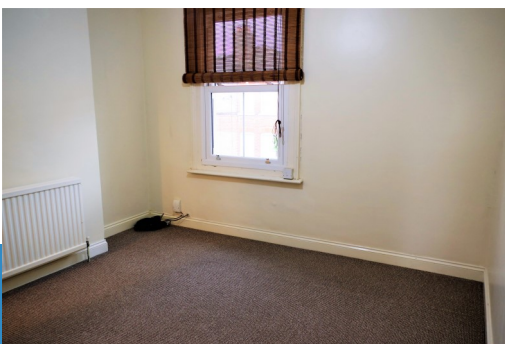
GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note the photographs on these details are library pictures and some of the décor may have changed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

