



The Old Post Office Brook Street, Colchester, CO7 7HX
£1,450 PCM



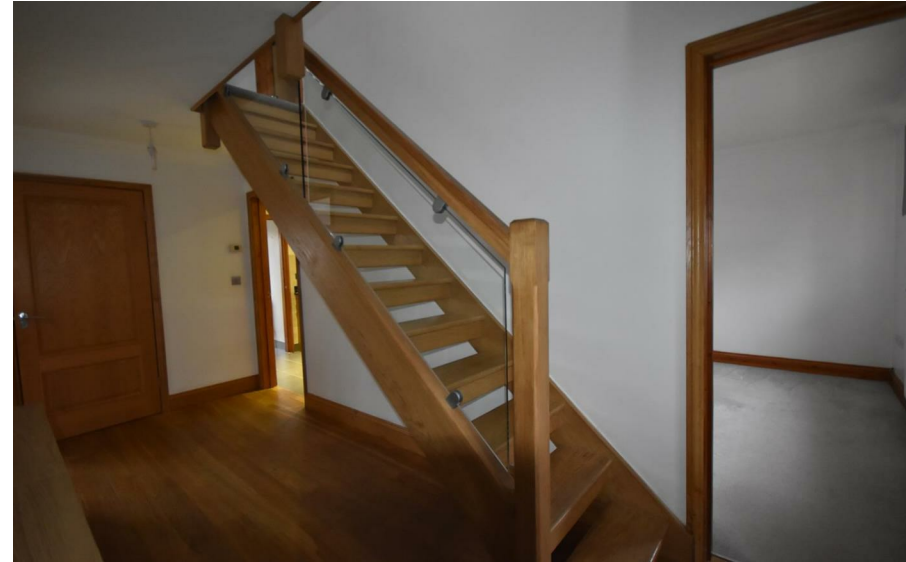


The Old Post Office Brook Street

Colchester, CO7 7HX

MJM Estates are delighted to offer this modern style 3/4 bedroom detached chalet property, which should be viewed to be fully appreciated

£1,450 PCM



General Information

Unfurnished 3/4 bedroom detached chalet style property located in the popular of Great Bromley. The property comprises in brief:- Entrance hall with stairs leading to first floor, wood flooring. Study/bedroom four is situated at the front of the property with the dining room opposite. Well appointed kitchen with range of base and eye level cupboards, opening into utility room with door to rear garden and oil boiler. The lounge with feature redbrick fireplace can be found at the rear with French doors onto rear garden also on the ground floor is a cloakroom with hand basin and wc. On the first floor there are three bedrooms the master bedroom with ensuite shower room and family bathroom

Entrance Hall
Stairs to first floor

Kitchen 10'9" x 11'2 (3.28m x 3.40m)
Oak fronted units, built in oven microwave ceramic hob, integrated dishwasher

Utility Room
Oil boiler. plumbing for washing machine

Cloakroom

Dining Room 11'3 x 9'7" (3.43m x 2.92m)





Directions

Study/Bedroom 4 11'2 " x 7'8" max (3.40m " x 2.34m max)
 Lounge 12'9" x 11'3" (3.89m x 3.43m)
 First floor
 Master bedroom
 11'3" x 15'2" into alcove (3.43m x 4.62m into alcove)
 Ensuite Shower room with shower cubicle, WC and hand basin
 Bedroom two 11'2" x 10'5"max (3.40m x 3.18mmax)
 Bedroom three
 11'2" x 7'9" max (not full height) (3.40m x 2.36m max (not full height))
 Outside/Gardens
 Off road parking to the front of the property. Rear garden comprises of patio area and lawned area
 important Information
 Landlords restrictions No smokers minimum 12 months let no pets
 Available January 2024
 EPC rating C (73 Current - Potential 84)
 We understand the property to be council tax band D Tendring District Council
 Special note:- Shared driveway to the side of the property which must not be blocked at any time this leads to commercial units
 Deposit £1673





Floor Plans



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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Location Map



Energy Performance Graph

