



The Old Post Office Brook Street, Colchester, CO7 7HX  
£1,550 PCM





# The Old Post Office Brook Street

Colchester, CO7 7HX

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

£1,550 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 famiy 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

9' x 5' (2.74m x 1.52m)

Oil boiler. plumbing for washing machine

## Cloakroom

6'1" x 4'1" (1.85m x 1.24m)

## Dining Room

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

## 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 10'3" (3.43m x 3.12m)  
 Ensuite Shower room with shower cubicle, WC and hand basin

Bedroom two 11'1" x 10'5" max (3.38m x 3.18m max)

Bedroom three 11'2" x 7'9" max (not full height) (3.40m x 2.36m max (not full height))

Bathroom 6'1" x 5'4" (1.85m x 1.63m)

#### Outside/Gardens

Off road parking to the front of the property. Rear garden comprises of patio area and lawned area

#### Important Information

Rent is exclusive of council tax and utilities

Landlords restrictions No smokers initial 6 months let, no pets

Available July 2025

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, to the other side of the property is access to Anglian water sewerage treatment works

Deposit £1788

Broadband Availability - Standard and Ultrafast is available Sperfast is not available (Ofcom Broadband Checker - June 2025).

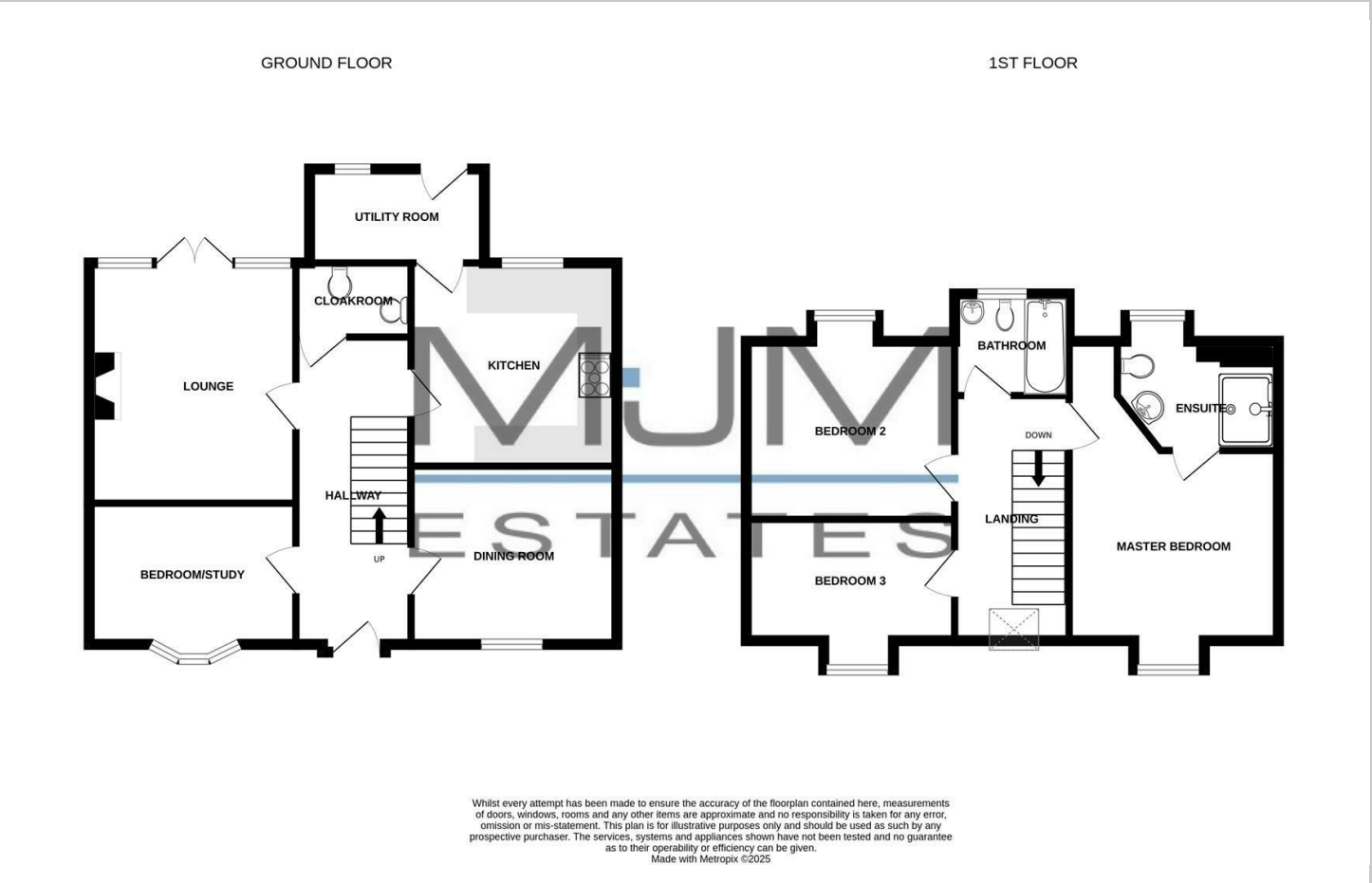
Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker - June 2025)

#### Directions





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.

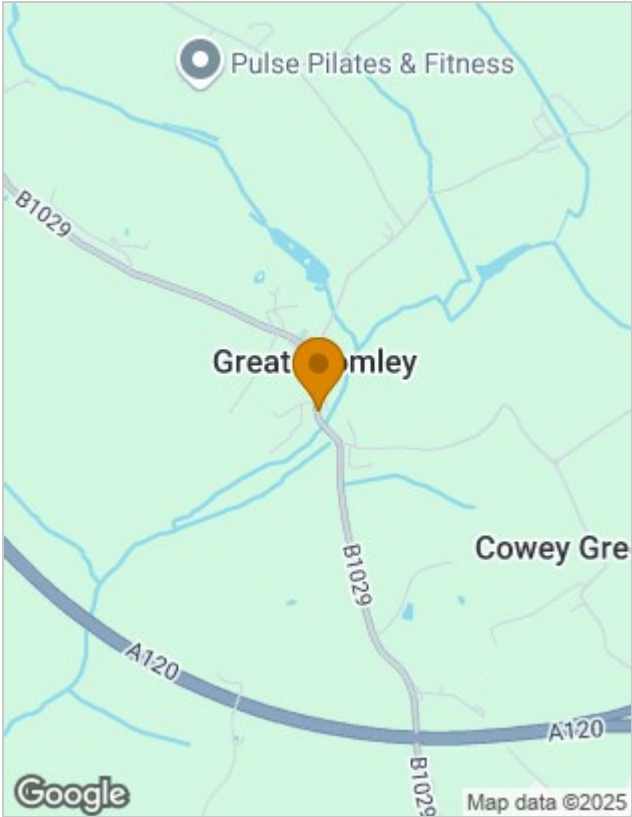
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

