



**14 Maigold Avenue, Colchester, CO4 6EG**

**£1,700 Per Month**

- Beautiful Family Home
- Driveway & Garage
- Available Now
- Ensuite and Family Bathroom
- Sought after Location
- Unfurnished



# 14 Maigold Avenue, Colchester CO4 6EG

Nestled in the desirable Chesterwell development to the North of Colchester's centre, this modern detached house offers a perfect blend of comfort and contemporary living. The location offers quiet residential living while being within easy reach of the A12, General Hospital, North Station and a range of local schools and amenities. Finished to an exceptional standard, downstairs accommodation consists of a large open plan kitchen/living room, with a range of integrated appliances and a cloakroom. Upstairs is home to three good size bedrooms, ensuite, separate family bathroom. Externally there is an enclosed rear garden, driveway parking and the use of a garage. Available Now. Unfurnished.



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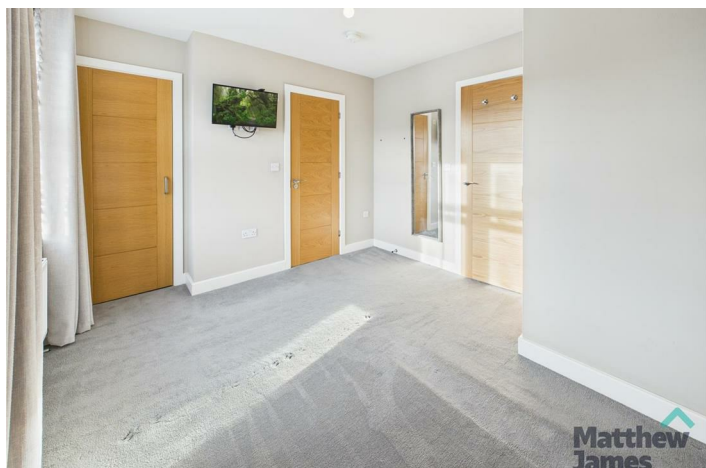


1



B

Council Tax Band: D



## Entrance Hallway

With door leading to cloakroom. Opening to:

## Kitchen / Living Room

26'7" x 15'3"

The kitchen comprises single bowl sink drainer cut into stone work surfaces with drainer and mixer tap. A range of cupboards and drawers under. Matching range of eye level wall mounted units. Double electric oven. Four ring hob with extractor hood over. Built in fridge/freezer. Integrated dishwasher. Cupboard with plumbing for washing machine and space for tumble dryer. Lounge area benefits from window to side and rear aspect with French doors opening to rear garden. Further under stairs storage cupboard. Stairs rising to the first floor landing.

## Cloakroom

low level WC and wall mounted sink.

## Landing

With doors leading to all bedrooms. Further door to storage cupboard.

## Bedroom One

10'6" x 10'10"

A double bedroom with window to front aspect. Door to storage cupboards'. Further door to:

## En-Suite

Shower cubicle with power shower. Low level WC and pedestal wash hand basin. Heated towel rail.

## Bedroom Two

8'8" x 6'7"

A double bedroom with window to rear aspect and built in mirrored wardrobe.

## Bedroom Three

8'7" x 6'0"

A single bedroom with window to rear aspect.

## Family Bathroom

A panel bath with power shower over. Low level WC and pedestal wash hand basin. Heated towel rail. Window to side aspect.

## Outside

To the rear of the property is 2 good sized patio areas with a lawned section too. All enclosed by panel fencing. Door to garage. Pedestrian side access to the driveway with parking for several vehicles.

## Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term:

\*Deposit: £1961.00

Council Tax Band: D

Availability: Early January 2026

EPC Rating: 81 B

No Pets

Non Smokers

\* 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

## Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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## 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](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"



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 any representation or warranty in respect of the property.

Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

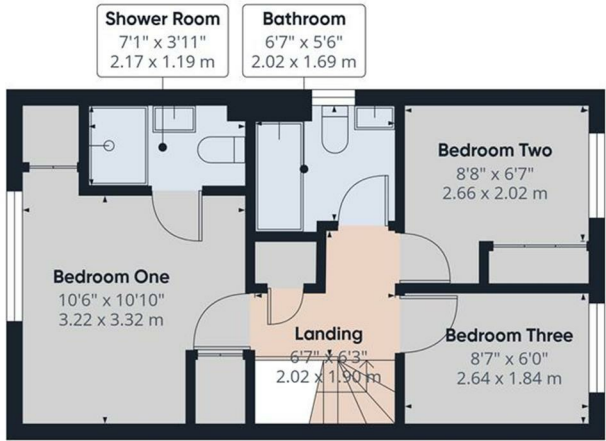
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor 0



Approximate total area<sup>m</sup>  
766 ft<sup>2</sup>  
71 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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