



## 4 Fenno Close, Colchester, Essex, CO3 9XH

£1,400 PCM

- Three Bedroom
- Popular Location
- Recently Redecorated
- Garage
- Family Home
- Good Sized Living Accommodation
- Enclosed Rear Garden
- Available NOW

### ENTRANCE HALL

With stairs rising to the first floor landing. Double doors opening into the:

### LOUNGE/DINER

24'3" x 14'6"

A spacious family room with sliding doors opening into the rear garden. Bay front window to front aspect. Under stairs storage cupboard. Door to:

### KITCHEN

12'5" x 11'4"

A modern kitchen comprising a stainless steel one and a half bowl sink and drainer with mixer tap over, inset into a work surface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with stainless steel extractor hood over. Single electric oven under. Fridge Freezer and washing machine. Plumbing for dishwasher. Door to garage, further door to rear garden. Window to rear aspect.

### LANDING

With doors leading to:

### BEDROOM ONE

13'3" x 8'5"

A double bedroom with window to front aspect.

### BEDROOM TWO

10'7" x 8'5"

A double bedroom with window to rear aspect.

### BEDROOM THREE

8'7" x 5'8"

A single bedroom with window to front aspect.

### BATHROOM

A white suite with panel bath and power shower over. Low level WC and pedestal wash hand basin. Window to rear aspect.

### OUTSIDE

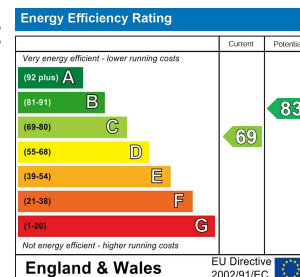
To the front of the property there is off street parking for one vehicle with access to integral garage with up and over door. The rear garden is mainly laid to lawn and enclosed by panel fencing.

Council Tax Band:

C

EPC Rating:

C



### TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1298.00

Availability: Mid December 2020

EPC Rating: C -69

No Pets

Non Smokers

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.

### VIEWING

Strictly by prior appointment with the Letting Agent.