



20 Corporal Close, Colchester, Essex, CO2 7GT

£1,200 PCM

- Two Bedroom Terraced House
- Modern Bathroom
- Allocated Parking
- Unfurnished
- Modern Kitchen
- Private Rear Garden
- Available Mid March 2026

ENTRANCE HALL

With stairs rising to the first floor landing. Under stairs storage cupboard. Doors opening to:

LOUNGE/DINER

12'3" x 11'1"

A good size room with French doors opening into the rear garden.

CLOAKROOM

Fitted with a low level WC and pedestal wash hand basin.

KITCHEN

9'11" x 5'2"

A modern kitchen comprising stainless steel sink and drainer with mixer tap over inset into worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring ceramic hob inset to worksurface with stainless steel extractor hood over. Electric oven. Cupboard housing boiler. Space for fridge freezer. Plumbing for washing machine. Window to front aspect.

LANDING

Airing cupboard. Doors to:

BEDROOM ONE

12'3" x 8'7"

A double bedroom with two windows to rear aspect.

BEDROOM TWO

12'3" x 8'8"

A double bedroom with two windows to front aspect. Over stairs storage cupboard.

BATHROOM

A modern bathroom suite fitted with panel bath with shower over, bi-folding shower screen. Low level WC and pedestal wash hand basin.

OUTSIDE

The rear garden is mainly laid to lawn and enclosed by panel fencing with a large area of patio to commence the garden. Shed to the rear. Pedestrian rear access to allocated parking space.

TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 Months

*Deposit: £1,384.00

Council Tax Band: B

Availability: Mid March

EPC Rating: 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

Council Tax Band:

B

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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

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. Select the property in question and click "Make an Offer"