



# TMS

## ESTATE AGENTS



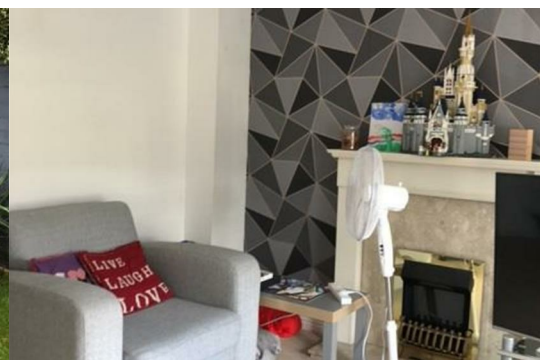
### 32 Mario Way, Colchester, CO2 7QN

**£1,500 Per Month**



- 3 BEDROOM TOWN HOUSE
- GARAGE & UTILITY ROOM
- SEPERATE DINING ROOM
- CENTRAL LOCATION CLOSE TO SHOPS & SCHOOLS
- 1 SMALL PET CONSIDERED

- AVAILABLE IMMEDIATELY
- KITCHEN BREAKFAST ROOM
- ENSUITE SHOWER ROOM
- EPC - C / COUNCIL TAX -D
- FAMILY BATHROOM & CLOAKROOM



**3 BEDROOM TOWN HOUSE ~ AVAILABLE IMMEDIATELY ~ GARAGE**

TMS ESTATE AGENTS are delighted to offer to the market this spacious unfurnished 3 bedroom town house, available immediately.

Mario Way is situated on the popular Marlborough Place development close to Abbeyfields where you will find an abundance of recreational activities and local amenities including the medical centre and local, sought after nursery, infant, primary and secondary schools. Colchester Town station is just under 2 kilometres away and offers easy access direct to London as does the A12 which can be found close by.

This is a well presented three bedroom town house, with a large kitchen breakfast room with integrated fridge freezer, dish washer and washing machine to the ground floor, along with a separate dining room, utility room and cloakroom. To the first floor is the lounge, bedroom and family bathroom and to the second floor you will find two further bedrooms one with ensuite shower.

Externally there is a sunny rear garden and garage with parking space to the front of it. Other benefits include double glazing, gas central heating

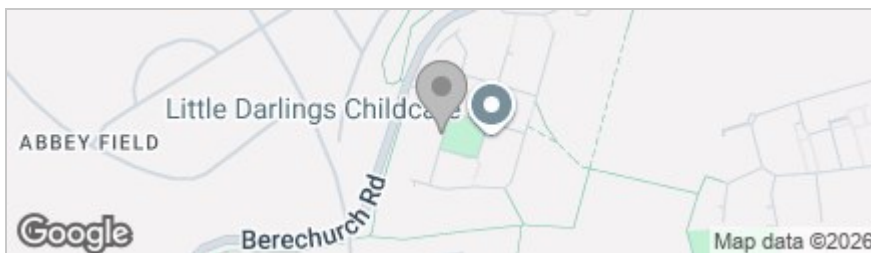
This is an unfurnished property and the landlord would consider a small pet.

Council Tax Band - D / EPC - C / DEPOSIT 5 Weeks Rent £1730.75 / Holding Deposit £346.15 <https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £54,000.

Available Immediately, Call TMS ESTATE AGENTS today to book your accompanied viewing.

**Area Map**



**GROUND FLOOR**

ENTRANCE HALL 17'11" x 5'5" (5.48 x 1.66)

DINING ROOM 10'9" x 9'1" (3.30 x 2.77)

KITCHEN BREAKFAST ROOM 16'4" x 9'1" (4.98 x 2.77)

UTILITY ROOM 5'5" x 5'4" (1.66 x 1.64)

W.C

**FIRST FLOOR**

LANDING

LOUNGE 14'6" x 10'5" (4.43 x 3.20)

BEDROOM 14'6" x 8'4" (4.43 x 2.56)

BATHROOM 7'5" x 7'2" (2.28 x 2.19)

**SECOND FLOOR**

BEDROOM 14'6" x 10'5" (4.43 x 3.20)

EN SUITE SHOWER 7'2" x 6'4" (2.19 x 1.94)

BEDROOM 14'6" x 9'10" (4.43 x 3.0)

EXTERNAL

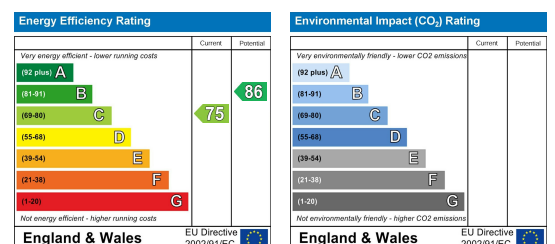
REAR GARDEN

GARAGE

**Floor Plans**



**Energy Efficiency Graph**



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 purchasers 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's employment has the authority to make or give any representation or warranty in respect of the property.