andersons

117, Rayne Road, Braintree

£895 p.c.m. LET BY

A beautifully presented 2 bedroom semi detached cottage within walking distance of Braintree Town centre with off road parking.

Quality from home to home

andersonsproperty.com

117

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Overview Summary

A beautifully presented 2 bedroom semi detached cottage within walking distance of Braintree Town centre with off road parking.

Key features

- Well presented 2 bedroom semi detached cottage
- Open plan kitchen/dining room
- Garden and shed
- Walking distance to Braintree Town centre
- Lounge with feature fireplace
- Family bathroom
- Off road parking

Local area

Within walking distance of Braintree Town Centre with excellent commuter links for London, Chelmsford and Stansted.

Schools & Transport

Further Details

Tenure: Freehold

Hatfield Broad Oak office: 01279 717929

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

Rental: £895 payable monthly in advance

Deposit: £1343
payable in cleared funds
prior to the commencement of the tenancy

Term: 12 months extendable

Un-Furnished: carpets, curtains, blinds and light fittings

Kitchen appliances: Integrated Oven and hob, fridge/freezer, space for washing machine

Form of heating: Gas central heating

Tenant reference Fees applicable: £150.00 + VAT per person

List of accommodation & approx.. room sizes

Open plan kitchen/dining room
Kitchen 13’9 x 11’
Dining room 18’4 x 10’8
Bedroom (1) 10’9 x 10’9
Bedroom (2) 11’2 x 8’2
Bathroom
Garden with shed
Off road parking

Pets: No Children: Yes Smoking: No

COFFEE

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