# andersons



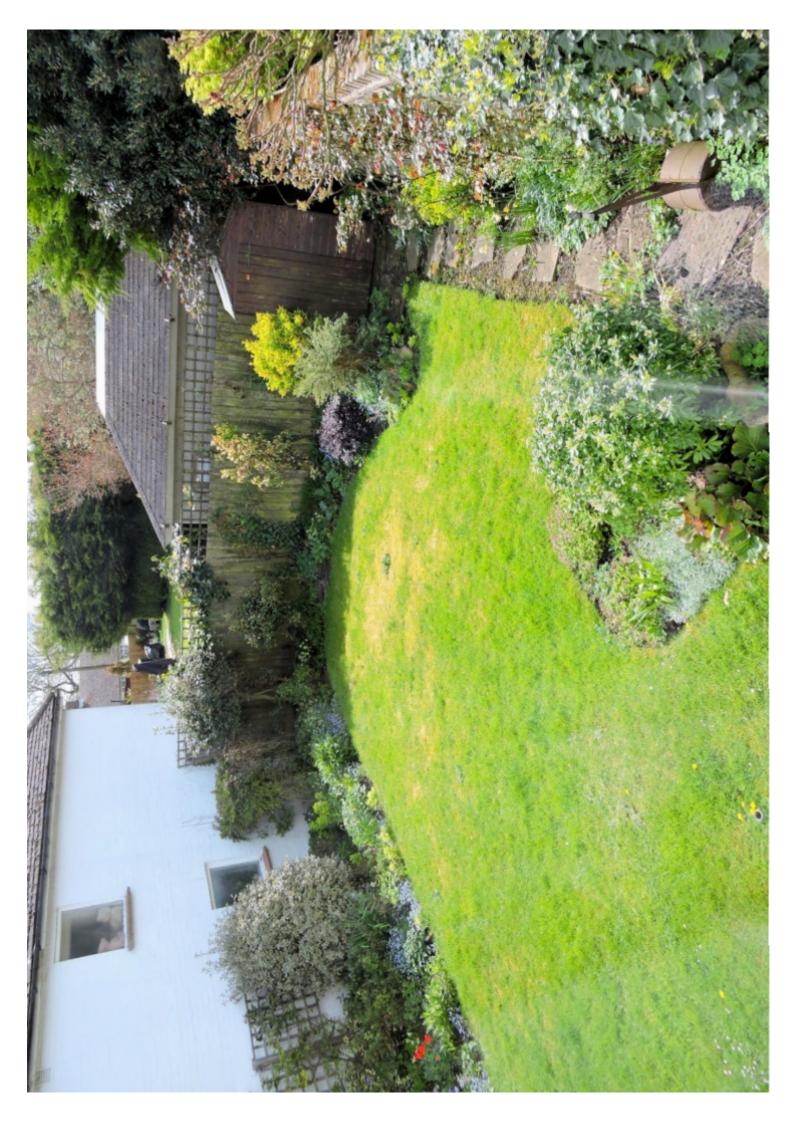
### Garnetts Cottage, Braintree Road, Felsted

#### £1,200 p.c.m. TO LET

A lovely 3 Bedroom Grade 11 Listed semi detached cottage located in the heart of Felsted village.

Quality from home to home

andersonsproperty.com



## Garnetts Cottage, Braintree Road, Felsted

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#### **Overview Summary**

A lovely 3 Bedroom Grade 11 Listed semi detached cottage located in the heart of Felsted village.

#### Key features

- Grade 11 Listed semi detached Cottage
- Garden
- Located in the heart of Felsted village

- 3 Bedrooms
- Off road parking for 3 or more vehicles

#### Local area

Located in the sought after North Essex village of Felsted which is particularly popular for its schools and its central location for easy access into London via A12 Chelmsford and M11 Stansted. The local amenities cater for all your daily needs and include a General Store with Post Office and various other smaller shops, a coffee shop, three restaurants and two pubs, a Doctors' surgery and Holy Cross parish Church

#### 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.

Garnetts Cottage Braintree Road Felsted Essex CM6 3DS

Rental: £1200 payable monthly in advance

Deposit: £1800 payable in cleared funds prior to the commencement of the tenancy

Term: 6 months extendable

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

Kitchen appliances: Bosch oven and hob, space for washing machine, space for fridge/freezer

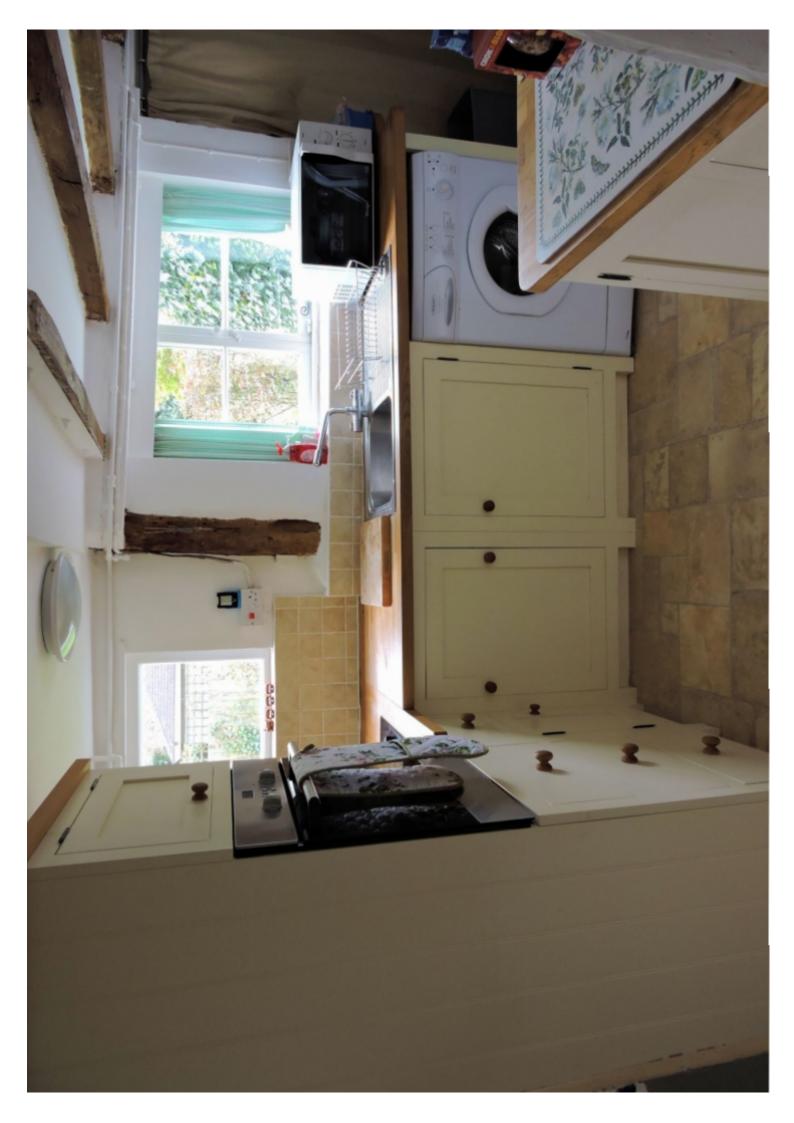
Form of heating: Electric central heating

Tenant reference Fees applicable:  $\pounds 150.00 + VAT$  per person

List of accommodation & approx room sizes

Lounge 17'2 x 11'9 Dining room 13' x 12' Kitchen 12'3 x 8'2 max. Downstairs cloakroom Stairs leading to first floor Bedroom (1) 13'8 x 12'6 with cupboard Bedroom (2) 13'2 x 12'1 with cupboard Bedroom (3) 9'9 x 8'4 Bathroom Garden Off road parking for 3 or more vehicles

Pets: Considered Children: Yes Smoking: No







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