andersons



Mill House, 185 Bradford Street, Braintree

£1,500 p.c.m. LET BY

A large detached 4 bedroom family home located close to Braintree town centre with excellent commuter links.

Quality from home to home

andersonsproperty.com

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Overview Summary

A large detached 4 bedroom family home located close to Braintree town centre with excellent commuter links.

Key features

- Large 4 Bedroom family home
- Study
- En suite to Master bedroom
- Lounge
- Downstairs cloakroom

- Enclosed garden
- Family bathroom
- Dining room
- Snug room
- Utility room

Local area

Walking distance to Braintree Town centre and Station and all amenities

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 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.

ADDRESS: Mill House 185 Bradford Street Braintree Essex CM7 9AU

Rental: £1500 payable monthly in advance

Deposit: £2250 payable in cleared funds prior to the commencement of the tenancy

Term: 12 months extendable

Un-Furnished:

Kitchen appliances: large range cooker with 5 ring gas hob. Dishwasher, fridge/freezer, space for washing machine

Form of heating: Gas central heating

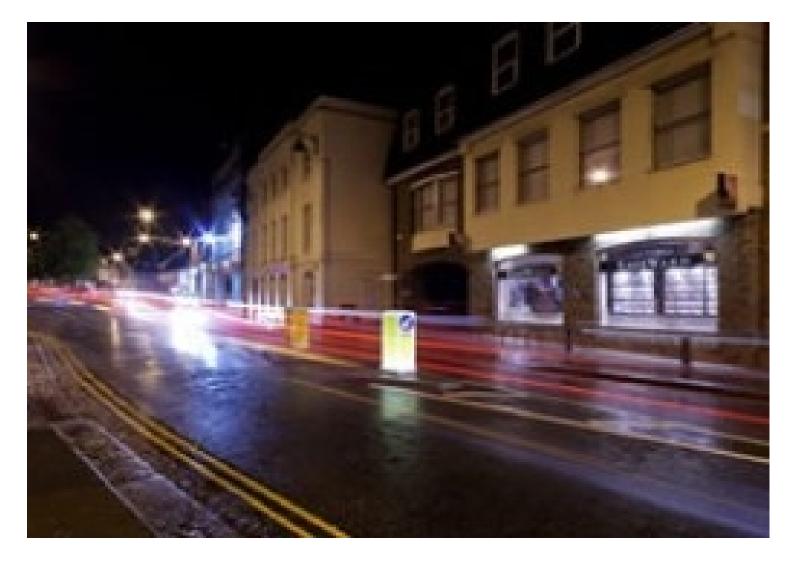
Tenant reference Fees applicable: $\pounds 150.00 + VAT$ per person

List of accommodation & approx room sizes

Hallway : 25'11 x 6'7 Snug/Sitting room : 13'1 x 7'8 Kitchen/breakfast room : 17'7 x 11'11 Utility room : 6'9 x 5'8 Downstairs cloakroom Lounge: 16'1 x 16'0 with feature fireplace Dining room : 14'10 x 12' Master Bedroom: 12'0 x 11'5 En suite shower room Family bathroom Bedroom (2) 12'5 x 12'1 Bedroom (3) 13'7 x 11'3 Bedroom (4) 8'11 x 8'7 Study area above snug : 19'5 x 9'10 Garden Off road parking for 2 cars

Pets: Considered Children: Yes Smoking: No







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