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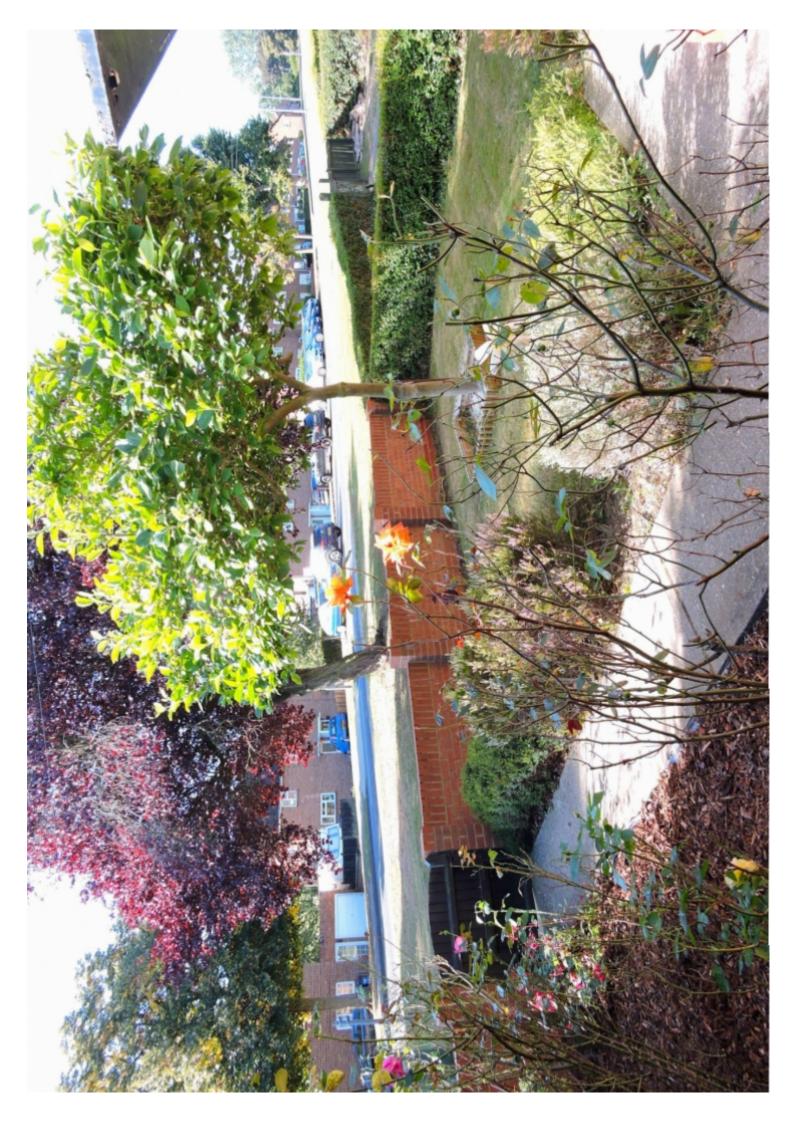
155, Coldnailhurst Avenue, Braintree

£1,100 LET

A beautifully presented 3 Bedroom semi detached house with private off road parking within easy reach of Braintree town centre and major road links.

Quality from home to home

andersonsproperty.com



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Overview Summary

A beautifully presented 3 Bedroom semi detached house with private off road parking within easy reach of Braintree town centre and major road links.

Key features

- Immaculately presented 3 Bedroom semi detached house
- Lounge/Dining room
- Off road parking
- Excellent commuter links

- Kitchen and separate uitilty room
- Garden
- Within easy reach of Braintree town centre

Local area

Close to Braintree town centre with excellent commuter links.

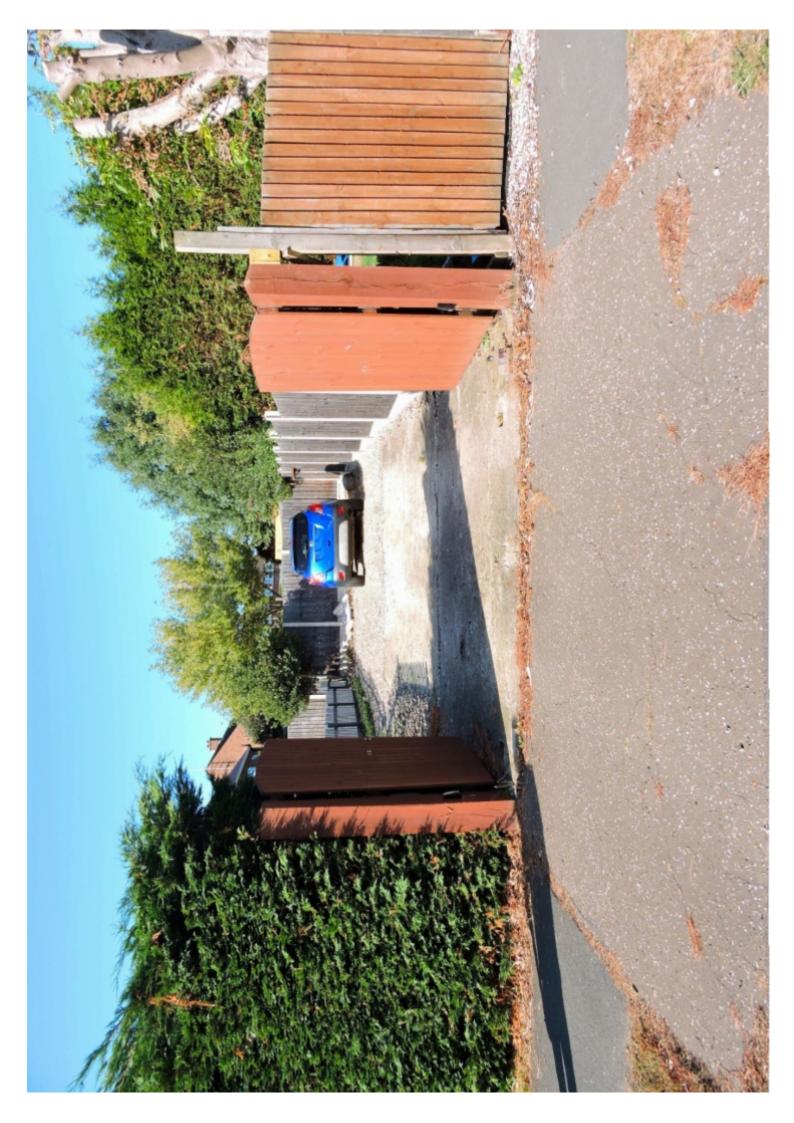
Schools & Transport

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 photographyls. 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.







ADDRESS:

155 COLDNAILHURST AVENUE BRIANTREE ESSEX CM7 5PZ

Rental: £1100 pcm payable monthly in advance

Deposit: £1269 payable in cleared funds prior to the commencement of the tenancy

Term: 12 months with 6 months break clause

Un-Furnished:

Kitchen appliances: Cooker and Induction hob, Integrated dishwasher

Space for fridge/freezer

Form of heating: Gas central heating

List of accommodation & approx. room sizes:

Entrance hall

Kitchen: 13'1 x8'5 Utility room: 10'7 x 5' Downstairs cloakroom

Louge/Dining room: 21'9 x 14'2

Bedroom (1): 21'2 x 10'8 with wardrobes

Bedroom (2): 11'6 x 10'3 with wardrobes and vanity unit

Bedroom (3): 9'3 x 7'5 with airing cupboard

Bathroom Garden

Off road parking

Pets: No Children: Yes Smoking: No

