



53, Gulls Croft, Braintree

£1,500 p.c.m. TO LET

A lovely 3 Bedroom terraced property located on the popular Marks Farm development in Braintree with garden and garage.

Quality from home to home

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Overview Summary

A lovely 3 Bedroom terraced property located on the popular Marks Farm development in Braintree with garden and garage.

Key features

- 3 Bedroom terraced property
- Garage
- Family bathroom
- Kitchen / Dining room
- Downstairs cloakroom
- Located on popular Marks Farm development
- Garden
- 3 Bedrooms
- Lounge
- En suite to Bedroom (1)

Local area

Marks Farm development Braintree

Schools & Transport

Further Details

Tenure: Freehold

Total Sq Ft:

Felsted office: 01371 822122

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.

53 Gulls Croft
Braintree
Essex
CM7 3RT

Rental: £1500 payable monthly in advance

Deposit: £1730
payable in cleared funds
prior to the commencement of the tenancy

Term: 12 months extendable

Available: 1st August 2025

Un-Furnished: Laminate, tiled and carpeted floors. Light fittings. Curtain poles

Kitchen appliances: Oven and gas hob ,
Integrated dishwasher. Space for fridge/freezer and washing machine washing machine

Form of heating: gas central heating

List of accommodation & approx room sizes:

Kitchen/ dining / lounge : 16' x 10'1

Lounge : 15'1 x 10'

Downstairs cloakroom

Bedroom (1) : 10' x 9' with wardrobes and en suite

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

Bedroom (3) : 7'x 7'

Family Bathroom

Garden

Garage

Pets: No Children: Yes Smoking: No







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