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Riffhams, Brentwood, CM13

Ideal first time rental, this two bedroom terraced house is situated in a secluded cul-de-sac position within the sought after Thriftwood area of Hutton. The property comprises; entrance porch, lounge/diner, kitchen/breakfast room, two double bedrooms and bathroom. Externally there is a good size rear garden and a garage situated in a block nearby. Shenfield mainline station is 1.7 miles walk of the property and St Martins secondary school is within 0.8 miles (subject to acceptance) Available immediately, unfurnished. EPC D.

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£1,350 pcm

Council Tax Band C



Entrance Porch

Entrance door and door to;

Lounge/Diner 18' 0" x 12' 0" (5.48m x 3.65m)

Stairs rising to first floor with storage cupboard beneath, radiators, double glazed window to front and door to;

Kitchen/Breakfast Room 12' 0" x 7' 1" (3.65m x 2.16m)

Range of wall and base fitted units. Electric oven with gas hob, space for fridge/freezer and washing machine, stainless steel sink with drainer and mixer tap. Wall mounted boiler, part tiled walls, double glazed window to rear and door leading to garden.

First Floor Landing

Loft hatch and doors to;

Bedroom 1 12' 0" x 9' 1" (3.65m x 2.77m)

Double bedroom with radiator and double glazed window to front.

Bedroom 2 12' 0" x 7' 1" (3.65m x 2.16m)

Double bedroom with airing cupboard, radiator and double glazed window to rear.

Bathroom

White three piece suite comprising; pedestal wash hand basin with chrome tap, bath with panelled side, low level WC, fitted storage cupboards, part tiled walls and radiator.

Externally

Good sized rear garden with hardstanding patio area, part lawn with adjacent path and rear gate. Fence borders. Street parking is available.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.