





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

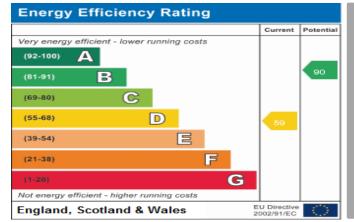
Good sized rear garden with hardstanding patio area, part lawn with adjacent path and rear gate. Fence borders. Street parking is available.











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.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.