



## 1, Baynard Avenue, Felsted

£2,200 p.c.m.LET

A spacious 5 bedroom property on the Flitch Green development. THIS PROPERTY HAS UNDERGONE TOTAL REFURBISHMENT

Quality from home to home

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## Overview Summary

A spacious 5 bedroom property on the Flitch Green development. THIS PROPERTY HAS UNDERGONE TOTAL REFURBISHMENT

## Key features

- 5 bedroom detached property
- Kitchen/breakfast room
- Dining room
- Property totally refurbished throughout
- Lounge
- Garage and off road parking 3 / 4 cars

## Local area

Close to the sought after North Essex village of Felsted which is particularly popular for its schools and its central location for easy access into London via A12 Chelmsford and M11 Stansted. The local amenities cater for all your daily needs and include a General Store with Post Office and various other smaller shops, a coffee shop, three restaurants and two pubs, a Doctors' surgery and Holy Cross parish Church

## Schools & Transport

- Helena Romanes School And Sixth Form Centre, 3,584.60 Miles
- Flitch Green Academy, 3,583.13 Miles

## Further Details

**Tenure:** Freehold

**Local authority:** Uttlesford District Council

**Council tax:** £2516.63 per year (Band G)

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.

List of accommodation

Entrance Hallway

Cloakroom

Kitchen/Breakfast/Family room 21'11 x 19'11 max

Utility room

Lounge 19'9 x 11'11

Dining room 14'6 x 9'9

1st Floor:

Master bedroom suite 17'0 x 11'7 with dressing area 7'2 x 5'11 and ensuite

Bedroom (2) 12'6 x 9'11 with built in wardrobes and ensuite shower room.

Bedroom (3) 11'11 x 9'9

Family Bathroom

2 large storage cupboards AVAILABLE NOW

2nd Floor

Bedroom (4) 29'4 x 9'9 max

Bedroom (5) 17'3 x 13'9 max with built in wardrobes

Jack and Jill style ensuite servicing bedroom 4 and 5

Double Garage and off road parking for ¾ cars

Garden

Tenant reference fees applicable: £150.00 + vat minimum £200.00 + vat maximum

Term: 6 months extendable

Un-Furnished: carpets ,curtains and light fittings

Kitchen appliances: oven, fridge/freezer and dishwasher

Form of heating: Gas Central heating





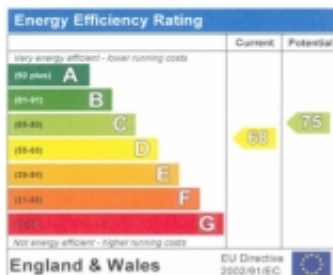
# Energy Performance Certificate



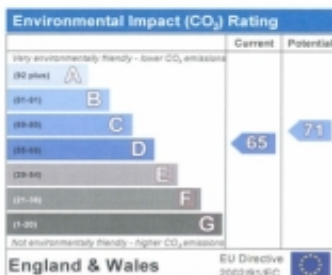
1, Baynard Avenue, Little Dunmow  
DUNMOW  
CM6 3FF

Dwelling type: Detached house  
Date of assessment: 29 January 2011  
Date of certificate: 29 January 2011  
Reference number: 8301-8318-9329-1726-5993  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 254 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 183 kWh/m <sup>2</sup> per year | 152 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 8.0 tonnes per year             | 6.7 tonnes per year             |
| Lighting                 | £305 per year                   | £153 per year                   |
| Heating                  | £1070 per year                  | £974 per year                   |
| Hot water                | £227 per year                   | £195 per year                   |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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