



Brackendale, Braintree Road, Felsted

£1,100 p.c.m. LET

A completely newly renovated three bedroom semi-detached house within walking distance of the thriving village of Felsted.

Quality from home to home

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Overview Summary

A completely newly renovated three bedroom semi-detached house within walking distance of the thriving village of Felsted.

Key features

- 3 Bedroom semi-detached family home
- Kitchen
- Lounge
- Garden
- Off Road parking
- Central village location close to all amenities

Local area

The sought after North Essex village of Felsted is particularly popular for its schools and its central location for easy access into London via A12 Chelmsford and Stansted via M11. The local amenities cater for all your daily needs and include a General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, three restaurants and two pubs. A local bus service runs regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. The A12 and M11 are a few minutes drive and Stansted airport is approximately 15 miles to the west.

Schools & Transport

- Stansted Airport, 8.04 Miles
- F K S Schools, 3.04 Miles
- Helena Romanes, 4.15 Miles

Further Details

Tenure: Freehold

Local authority: Uttlesford District Council

01799 510510

Council tax: Band C £1322.13

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 & approx room sizes:

Entrance hallway with built in cloaks cupboard 9'1 x 7'2

Kitchen 10'5 x 9'1

Lounge/ Diner 23'7 x 11'11

Master Bedroom with built in cupboard and airing cupboard 11'7 x 10'5

Bedroom (2) 11'1 x 10'2

Bedroom (3) 10'5 x 6'7

Family bathroom AVAILABLE NOW

Garden 105' x 30'

Off road parking

Tenant reference Fees applicable: £150.00 + VAT minimum £200.00 + VAT maximum

Term: 6 months extendable

Un-Furnished: carpets and curtains

Kitchen appliances: electric hob and oven, space for washing machine and fridge/freezer

Form of heating: Oil central heating





Energy Performance Certificate

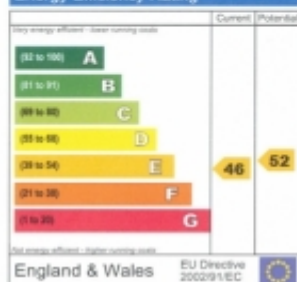


Brackendale
Braithwaite Road
Palsford
DUNMOW
CM8 3DY

Dwelling type: Semi-detached house
Date of assessment: 16 October 2007
Date of certificate: 16 October 2007
Reference number: 9841-2836-6408-0293-1805
Total floor area: 77 m²

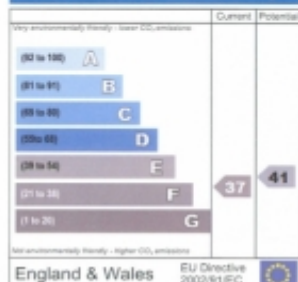
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 will be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	376 kWh/m ² per year	342 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	5.8 tonnes per year
Lighting	£69 per year	£34 per year
Heating	£597 per year	£560 per year
Hot water	£131 per year	£123 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

a • Baker's Cottage Cage End, Hatfield Broad Oak, Essex CM22 7HZ
t • 01279 717929 e • hatfieldbroad oak@andersonsproperty.com

andersonsproperty.com