



## 11 Beaumont Place

Cressing Road, Braintree, CM7 3SU

£1,250 PCM



Elwell Taylor are pleased to offer this newly refurbished 2 bedroom house for rent in Beaumont Place, Braintree. It benefits from a newly fitted kitchen and it has been decorated throughout as well as new hard floors to the ground floor and new carpets on the stairs and bedrooms. Off road parking available in communal car park opposite the house and off road parking directly in front for the house. Close to all amenities and train station and a short drive to Braintree Freeport.

To book a viewing please email [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk) or call 01245 266088.



### HALLWAY

Newly decorated and fitted flooring throughout ground floor. Doors leading to kitchen and lounge.

### LOUNGE

Spacious family room to rear of the property. Double glazed triple window unit and door leading to garden. Newly decorated and new flooring. Large storage cupboard under the stairs.

### KITCHEN

Newly fitted kitchen with electric integrated oven, hob and extractor fan. Space for washing machine and fridge/ freezer.

### BEDROOM 1

Large double bedroom freshly decorated and newly fitted carpet. Built in wardrobe and large double glazed window to front.

### BEDROOM 2

Small double sized room freshly decorated with newly fitted carpet, double glazed window to rear.

### BATHROOM

White 3 piece suite consisting of WC, basin with mirror, paneled bath with shower attachment.

### EXTERNAL

Patio leading from the back door and lawn to the rest of the garden with shed and back gate for access

Off road parking available in communal car park. As well as on road parking directly outside the front of the property.

### INFORMATION

Holding fee: £288.00

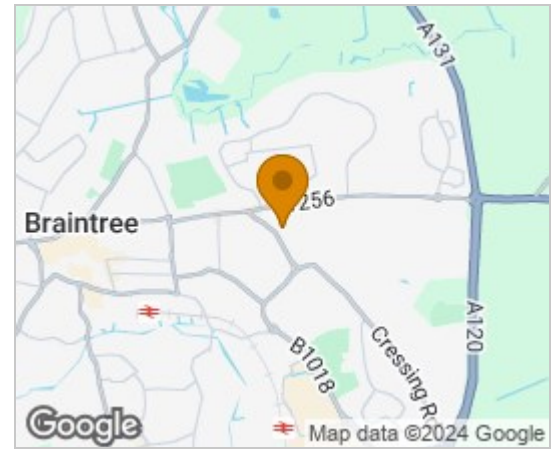
Deposit: £1442.00

Available from: October 2024

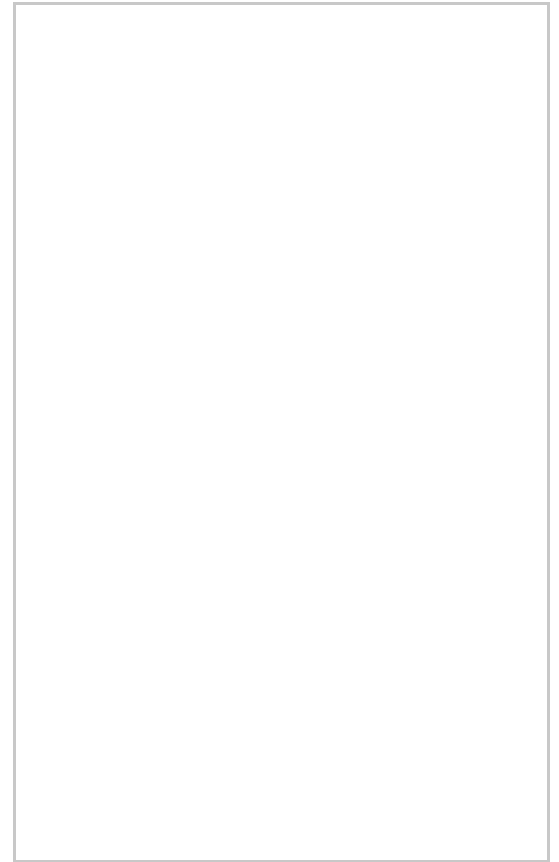
Council tax band: C

Applicants must be able to show an annual income of £39,000 or more.

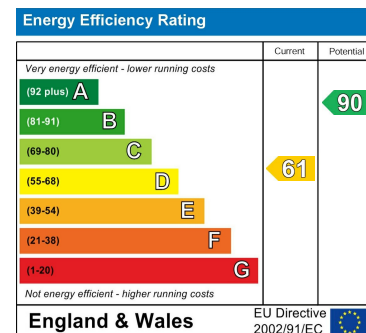
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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