

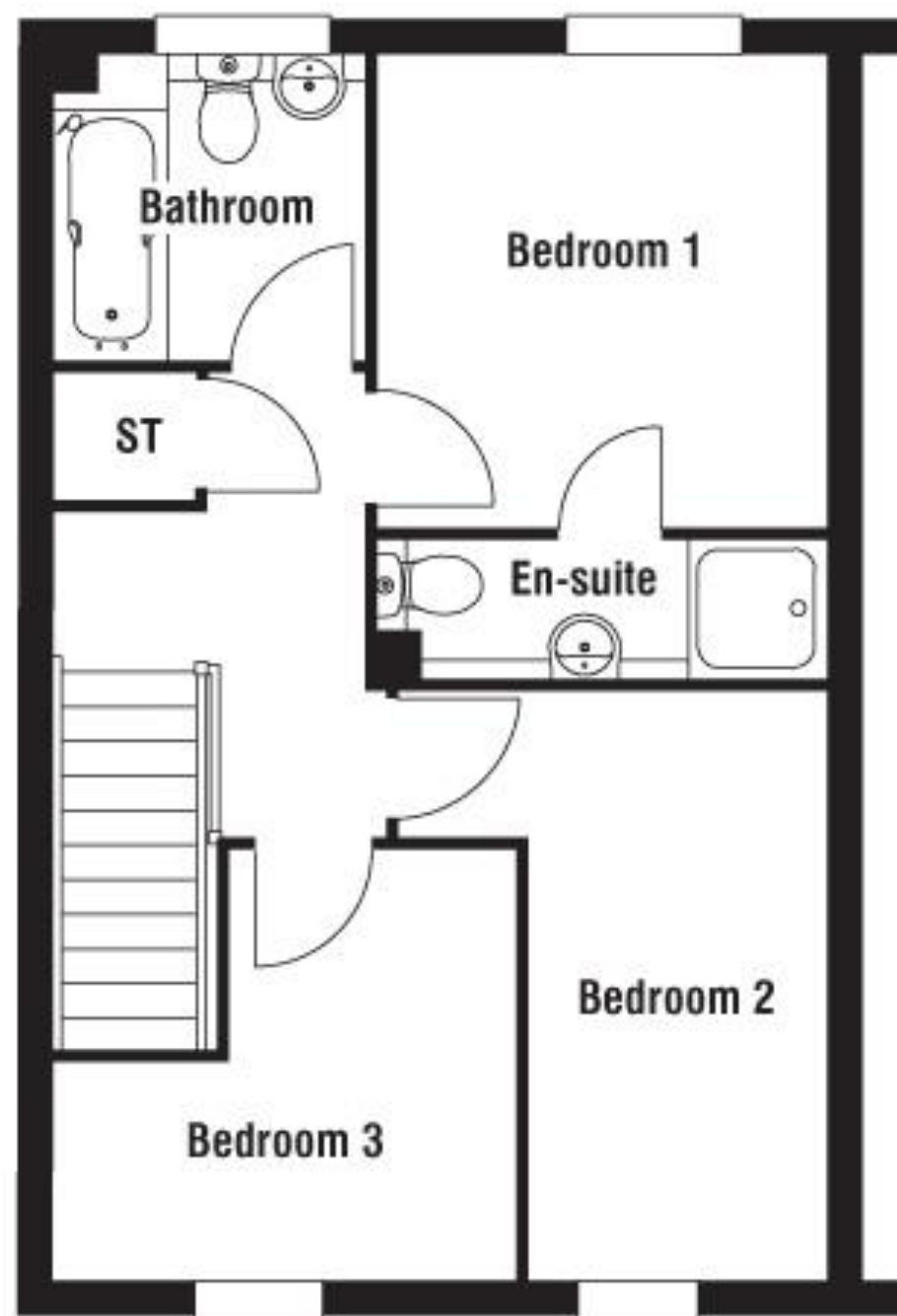
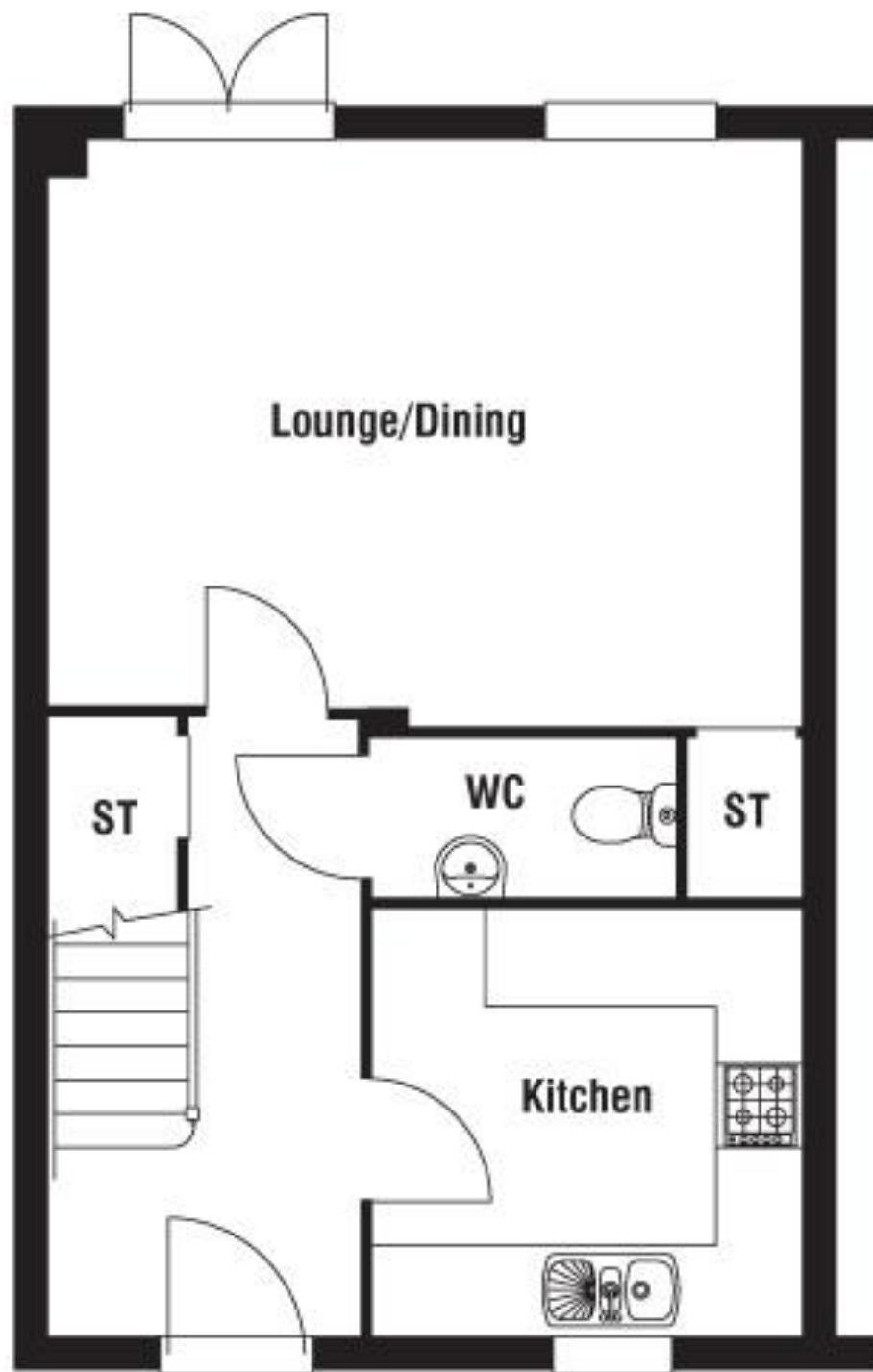


**NICHOLAS  
PERCIVAL**

To Let £825 pcmx

14 Pikes Marsh

Braeburn Gardens, Bures, Suffolk CO8 5AQ



# 14 Pikes Marsh

## Braeburn Gardens, Bures, Suffolk CO8 5AQ

- > Rent: £825
- > Deposit: £1,142
- > Available early September

A modern 3 bedroom semi-detached house on the small development of Braeburn Gardens benefitting from gas fired central heating, enclosed garden and designated parking space.

### TENANTS FEES

Single Application fee	£175 plus VAT
Dual Application fee	£250 plus VAT
Guarantor fee	£50 plus VAT (if applicable)
Sign-in fee	£80 plus VAT
Tenancy Renewal fee	£75 plus VAT (if applicable)

### PROPERTY DESCRIPTION

#### ENTRANCE HALL

With stairs to first floor, understairs cupboard, door to:

#### CLOAKROOM

With suite comprising W.C. and pedestal wash hand basin.

#### KITCHEN 9' 9" x 9' 2" (2.97m x 2.79m)

With window to front, comprehensive range of units and integral appliances including double oven and 4 ring gas hob with stainless steel chimney hood over, fridge/freezer, washing machine and dishwasher. Stainless Steel sink drainer unit.

#### LOUNGE/DINER 17' x 13' 1" (5.18m x 3.99m)

With window and french doors to rear, storage cupboard, BT, TV and satellite points.

#### FIRST FLOOR

#### BEDROOM 1 10' 3" x 10' 1" (3.12m x 3.07m)

With window to rear, BT and TV points, door to:

#### ENSUITE

With white suite comprising W.C., pedestal wash hand basin and shower cubicle.

#### BEDROOM 2 12' 8" (max) x 9' 5" (max) (3.86m x 2.87m)

With window to front.

#### BEDROOM 3 9' 10" (max) x 9' 1" (max) (3m x 2.77m)

With window to front.

#### FAMILY BATHROOM

With window to rear, white suite comprising W.C., pedestal wash hand basin and bath with shower attachment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### OUTSIDE

The property benefits from two allocated parking spaces in the courtyard to the rear and accessed through a gate at the bottom of the garden.

### VIEWING

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited tel: 01206 563222 or e-mail: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).



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