



**Gabion Avenue, Purfleet**

£1,600



**Colubrid Estate Agents are pleased to present to the market this two bedroom terraced house for Let . Accommodation boasts an entrance hallway, lovely size lounge, modern kitchen/diner, family bathroom and two good size double bedrooms. Externally the property has a good size rear garden and parking facilities to the front. This property holds an excellent location for A13 and M25 access.**

Enter the property via door to front aspect.

Lounge 16'3 x 11'6 double glazed window to front. Stairs lead to first floor landing.

Kitchen/diner 11'6 x 10'8 max. Double glazed window to rear. External door to garden. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Hob, encased oven and built in microwave. Storage cupboard.

First floor landing is home to two bedrooms and family bathroom.

Bedroom one 11'6 x 11'2 max. Double glazed window to front. Storage cupboard.

Bedroom two 11'6 x 10'8 max. Double glazed window to rear.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Part tiled walls.

Lawned rear garden.

Council Tax Band: C

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

#### TENANCY FEES

1 Weeks Holding Deposit

#### SECURITY DEPOSIT

Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.

Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.

This covers damages or defaults on the part of the tenant during the tenancy.

#### OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

#### TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

#### PROPERTY MANAGEMENT

All our properties are managed by Property Stop, and not ourselves. For more information visit [www.property-stop.com](http://www.property-stop.com)

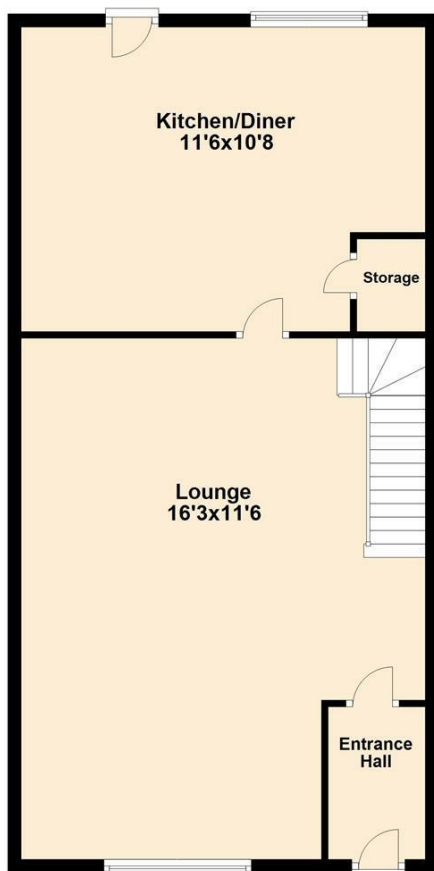


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**Ground Floor**



**First Floor**

