



Gabion Avenue, Purfleet

£1,600



Two-bedroom terraced house for let. Spacious lounge, modern kitchen/diner, family bathroom, two doubles. Rear garden, front parking, and brilliant A13/M25 access—perfect for commuters who love space and convenience.

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

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Ground Floor



