



Brickfield Road, Epping, CM16 7QX

* TWO BEDROOMS * MODERN FITTED KITCHEN * ALLOCATED PARKING * VILLAGE LOCATION * STONES THROW TO FOREST LAND *

Millers are pleased to offer this well presented two bedroom terraced home. The following areas within the property have just been repainted:- the porch, the lounge/diner and the first floor landing. The property is situated in the popular village of Coopersale in close proximity to the local nature reserve, parts of Epping Forest, village stores and public house. The accommodation comprises a spacious lounge/diner, a large and modern fitted kitchen, two very good size bedrooms both offering built in wardrobe space & a family bathroom. Externally, the rear garden is mainly laid to lawn but does offer two patio areas and to the front of the property there is an allocated off-street parking space for one car.

* The property is AVAILABLE NOW on an UNFURNISHED BASIS *

The property is located within a short walk of the Village High Street with its convenience shops and the village public house restaurant. Brickfield is also within a close proximity to arable farmland and parts of Epping Forest. The larger town of Epping is approx. 1.25 miles and offers a Tube Station, situated at the end of the Central Line serving London and has good transport links to the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.



£1,600 Per Calendar Month

- TERRACED HOME
- TWO BEDROOMS
- LOUNGE/DINER
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- VILLAGE LOCATION
- UNFURNISHED BASIS
- AVAILABLE NOW



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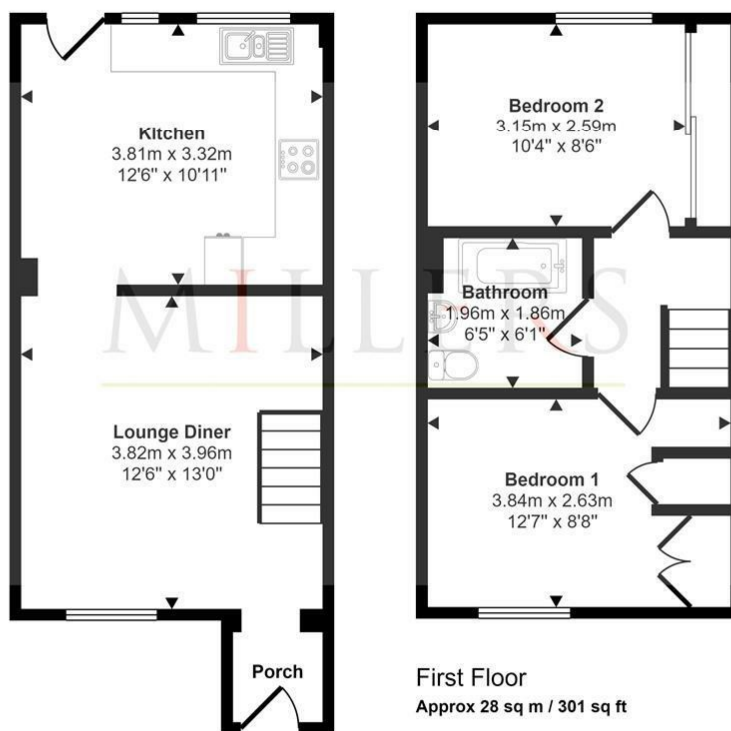
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LETTINGS

Approx Gross Internal Area
58 sq m / 624 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft

First Floor
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

GROUND FLOOR

Porch	
Lounge/Diner	12'06 x 13'00 (3.81m x 3.96m)
Fitted Kitchen	12'06 x 10'11 (3.81m x 3.33m)

FIRST FLOOR

Bedroom One	12'07 x 8'08 (3.84m x 2.64m)
Bedroom Two	10'04 x 8'06 (3.15m x 2.59m)
Bathroom	6'05 x 6'01 (1.96m x 1.85m)

EXTERNAL AREAS

Front Garden

Rear Garden
Allocated Parking

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 10th September 2024 subject to terms conditions and references.

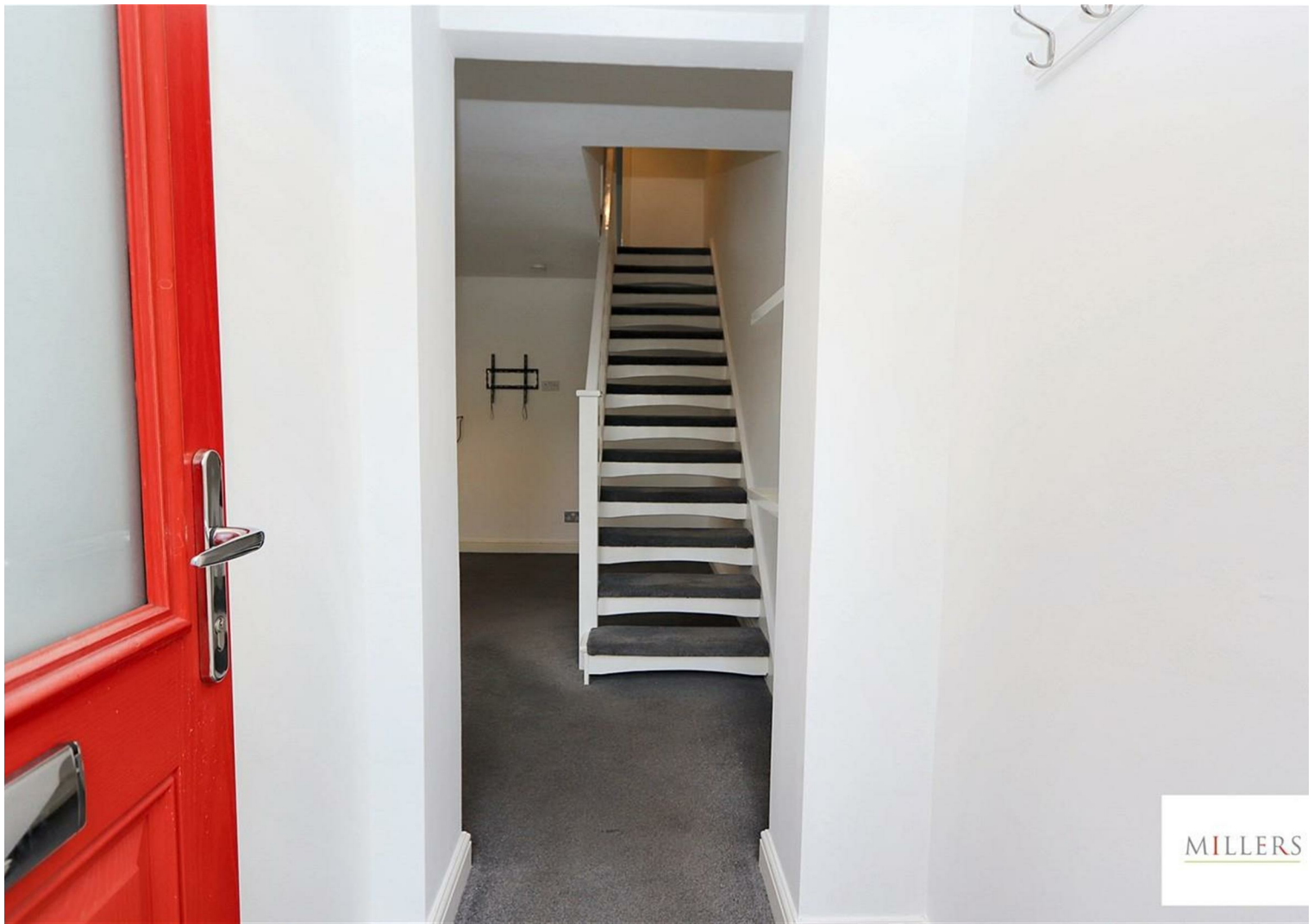
HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is D.



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Directions

Start: 229 High St, Epping CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Continue to follow B1393. Turn right onto The Plain/B181. Continue to follow B181. Turn right onto Coopersale Common. Turn left onto Brickfield Rd. Turn left to stay on Brickfield Rd. Destination will be on the left. Arrive: Brickfield Road, Coopersale, Epping CM16.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.