



TERRACED

Rutland Place *Great Bardfield*

2

BEDROOMS

1

BATHROOMS

1

RECEPTIONS

£1,450 PM

01 — THE PROPERTY

A Character home in *Great Bardfield*

"A cozy two-bed cottage just a short walk from the village high street, ready to move straight into before Christmas. It's been tastefully updated inside while keeping all its original charm & character. Definitely worth coming to take a look, even if it's just for the amazing views of the windmill from the back garden."

– Alex (The Agent)

Two bedroom end of terrace home sits in Great Bardfield, a short stroll from local amenities. The ground floor features an open-plan layout connecting a lounge with a feature fireplace, a dining area, and a hand-crafted kitchen that flows into a large extension. Upstairs, the home offers two double bedrooms with built-in storage and a modern family bathroom. Outside, the private garden includes a lawn, patio area, side access, and views of a historic windmill, with an adjacent public footpath leading into open fields.

Security Deposit

£1,673.00 (Cash Deposit)

OR

£334.61 (Deposit Insurance)

Holding Deposit

£334.61 – Payable once offer accepted – Failing references may result in the holding deposit being forfeit.

References

In order to proceed with a tenancy, you must meet the following criteria

- Income 30 x the monthly rent (£43,500 annually)
- 6-12 months verified accounts (if Self Employed)
- No Adverse Credit (CCJ/IVA's etc)
- Right to Rent (Including Sharecode if required)

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KEY FEATURES

Move into before Christmas!

Oil central heating

High-end rental property

Handcrafted fitted kitchen

Underfloor heating downstairs

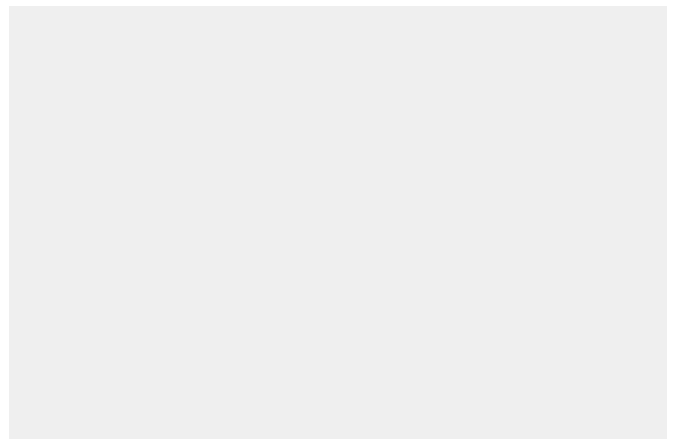
Feature fireplace detail

02 — IN PICTURES

Inside and out



02 — IN PICTURES, CONTINUED



03 — FLOORPLAN

How it all *fits together*



GROUND FLOOR

LOUNGE
3.48m x 3.6m
11'5" x 11'10"

KITCHEN/DINING/FAMILY
4.3m x 4.8m
14'3" x 15'9"

FIRST FLOOR

BEDROOM 1
3.48m x 3.60m
11'5" x 11'10"

BATHROOM
1.8m x 2.25m
6'2" x 7'5"

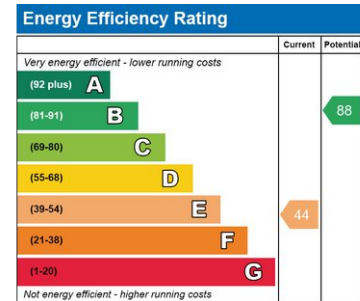
BEDROOM 2
2.74m x 2.07m
9'0" x 6'9"

04 — GOOD TO KNOW

The practical *details*

TENURE	Freehold
COUNCIL TAX BAND	C
LOCAL AUTHORITY	
ENERGY RATING	E (44)
HEATING	Oil Central
PARKING	On Street
OUTSIDE SPACE	Rear Garden

ENERGY PERFORMANCE



05 — ARRANGE A VIEWING

Come and see it *for yourself*

CALL	01279 295940
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