



42 Saffron Way, Tiptree

£1,350 PCM

Welcome to this beautifully presented two bedroom terraced house, situated in a popular and well-connected location. Recently refurbished throughout, the property offers a fresh and modern living environment, perfect for professionals, couples, or small families.

Upstairs, you will find two generous bedrooms and a stylish family bathroom. Additional benefits include off road parking and a garage, providing secure storage and convenience. The house is offered unfurnished,

Porch

Door leading to:

Living/Dining Room

16' 2" x 12' 4" (4.92m x 3.77m)

A spacious room with window to front aspect. Stairs leading to first floor and door leading.

Kitchen

8' 2" x 12' 4" (2.48m x 3.76m)

With a modern kitchen comprising of under counter and eye level storage, plumbing for a washing machine, extractor hood, hob and oven. Window and door to rear aspect.

Landing

Doors leading to:

Bedroom One

10' 4" x 12' 5" (3.16m x 3.78m)

A double bedroom with a window to front aspect.

Bedroom Two

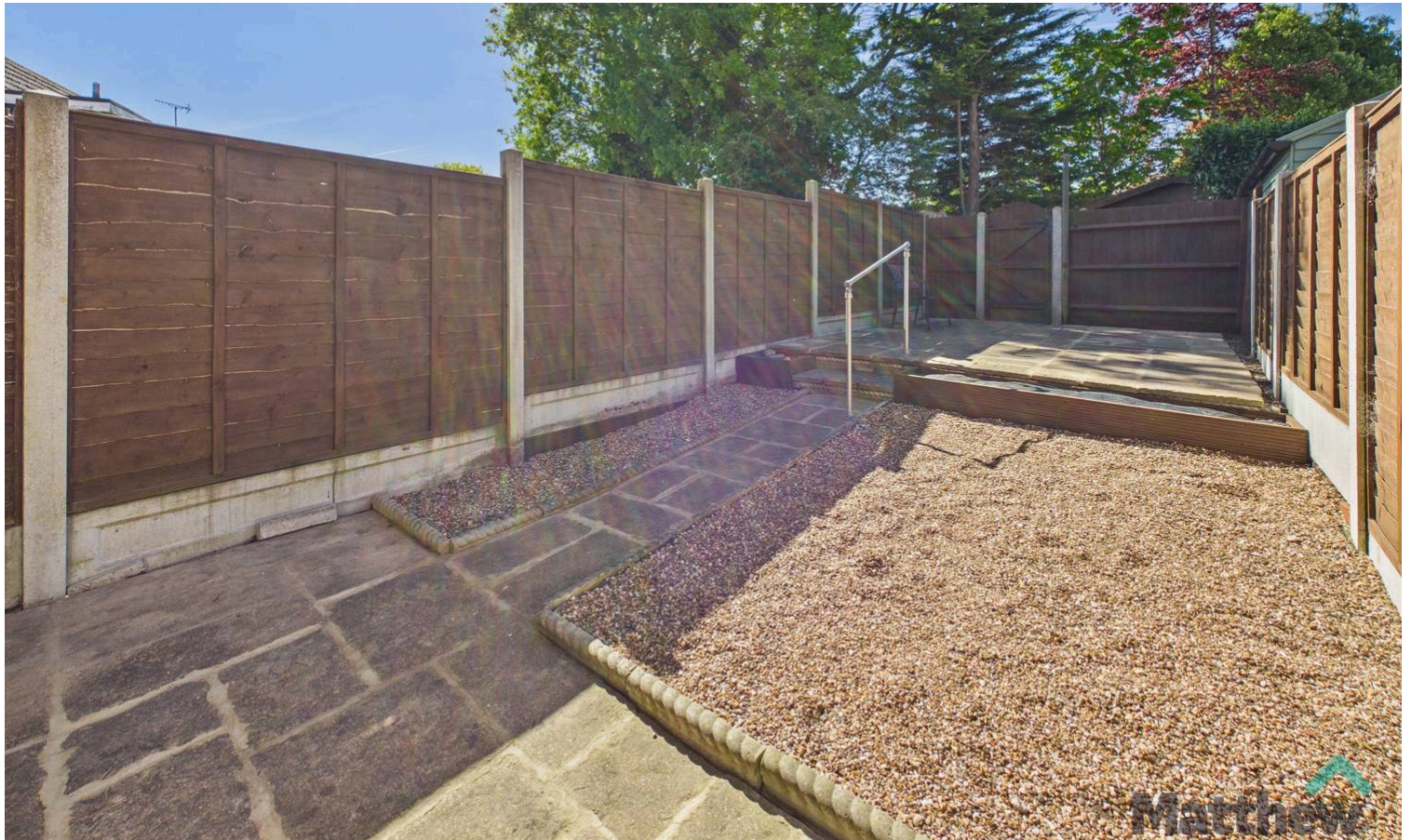
8' 2" x 12' 4" (2.50m x 3.77m)

A double bedroom with a storage cupboard and window to rear aspect.

Shower Room

4' 9" x 8' 7" (1.46m x 2.62m)

A modern suite comprising of a shower cubicle, low level w/c and hand wash basin.



Outside

To the front of the property, there is a block paved driveway for space for one car. To the rear of the property is a low maintenance patio garden. There is also a single garage to the rear of the property.

Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 12 months *Deposit: £1,557.00 Council Tax Band: B Availability: Now EPC Rating: C No Pets Non Smokers

Viewings

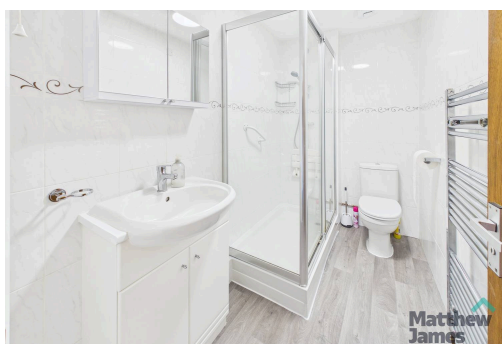
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"

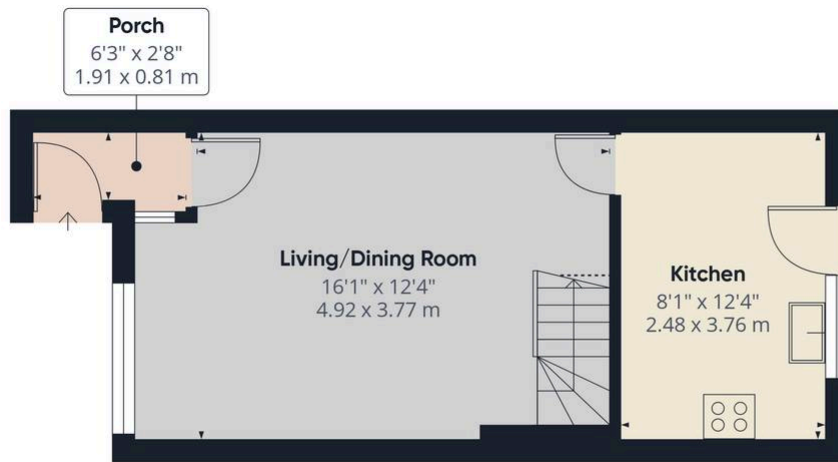


Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Floor 0



Floor 1



Approximate total area⁽¹⁾

641 ft²
59.6 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 tenants 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 employment has the authority to make or give representation or warranty in respect of the property.