



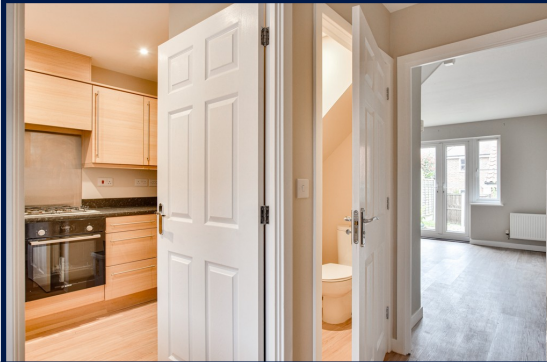
SAMUEL COURTAULD AVENUE, BRAINTREE

PRICE – £1,350 PCM

- 2 BEDROOM MID-TERRACED HOUSE TO LET
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- BUILT-IN DOUBLE WARDROBE TO BEDROOM 1
- THREE PIECE BATHROOM
- OFF-STREET PARKING SPACE AND A SINGLE GARAGE
- LOW-MAINTENANCE SHINGLE AND PATIO TO REAR GARDEN

We are delighted to offer this lovely 2 bedroom mid-terraced house to let, ideally located on the outskirts of Braintree Town. The property enjoys a kitchen with integrated appliances, living room diner with French doors to the rear garden, downstairs cloakroom, built-in double wardrobe to bedroom 1, a second bedroom and a three piece family bathroom. Externally, this property enjoys a low-maintenance garden, an off-street parking spot (as well as on-street parking) and a single garage.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting, smoke alarm, wall mounted radiator, telephone and power point, wood effect linoleum flooring, doors to rooms.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring gas hob with stainless steel extractor fan above and oven beneath, integrated fridge freezer, integrated dishwasher, washing machine, cupboard housing boiler, inset ceiling downlighting, wall mounted radiator, window to front, power points, wood effect linoleum flooring.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin taps and tiled splashback, inset ceiling downlighting, extractor fan, wall mounted radiator, wall mounted fuseboard, wood effect linoleum flooring.

Living Room Diner – 13'0" x 12'6"

With French doors and sidelights opening into the low-maintenance rear garden, ceiling lighting, wall mounted radiators, understairs storage cupboard, TV telephone and power points, wood effect linoleum flooring, stairs rising to:

First Floor Landing

With access to loft, ceiling lighting, wall mounted radiator, power points, fitted carpet and doors to rooms.

Bedroom 1 – 12'6" x 9'1"

With window to front, wall mounted radiator, built-in double wardrobe with hanging rail and shelf within, ceiling lighting, TV and power points, fitted carpet.

Bedroom 2 – 12'6" x 6'10"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, full-tiled surround with shower curtain, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, cupboard housing pressurised hot water cylinder, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, electric shaving point, tile effect linoleum flooring.

OUTSIDE

Rear Garden & Parking

The rear garden is laid to a low-maintenance with shingle and patio area, feature planting, steps leading down to further patio area with personnel gate leading to an off-street parking space and garage (with further on-street parking to front), all retained via close boarded fencing.



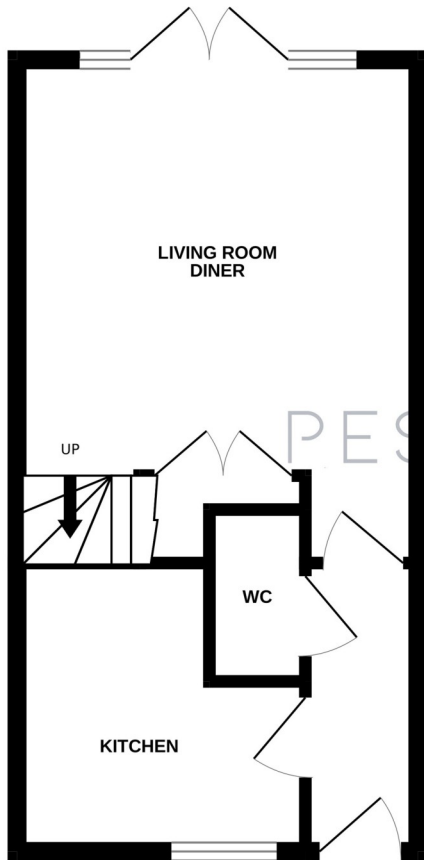
DETAILS

EPC

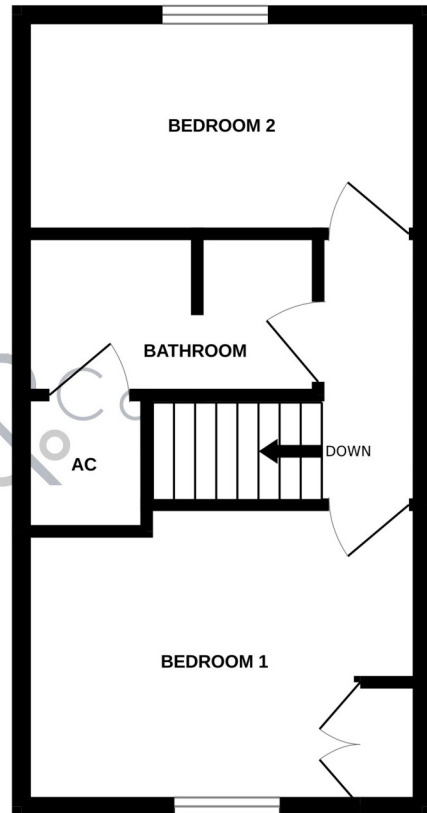
TO FOLLOW...

FLOOR PLAN

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Samuel Courtauld Avenue is conveniently situated on the edge of Braintree Town, with its excellent all round shopping facilities and railway station with services to London (Liverpool Street). Also within short driving distance is the Freeport Designer Outlet. This is a purpose built complex of modern pedestrianised avenues and squares hosting over 85 designer brand stores full of special offers and exclusive discounts, with well known places to eat, drink or to have some fun. Access to the A120 is quick and easy supplying routes to M11 and A12.

DIRECTIONS



FULL PROPERTY ADDRESS

24 Samuel Courtauld Avenue, Braintree, Essex, CM7 5GJ

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 02/04/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?