



38 Grenville Road, Braintree

£1,300 pcm

Welcome to this beautifully presented two bedroom semi detached house, ideally located within walking distance of local amenities and Braintree train station, making it perfect for commuters and those seeking convenience. The property has been recently redecorated throughout. The spacious accommodation comprises a welcoming entrance hall leading to a bright living room, a well-proportioned kitchen with ample storage, and two generously sized double bedrooms, providing flexible space for a couple or a small family. Unfurnished. Available now.

Living Room

11' 4" x 10' 11" (3.46m x 3.32m)

The front door opens out to spacious living room. Bay window to front aspect. Door leading to:

Dining Room

11' 3" x 10' 10" (3.44m x 3.31m)

With understair storage and stairs leading to the first floor.

Window to rear aspect. Door leading to:

Kitchen

11' 11" x 6' 1" (3.63m x 1.85m)

Comprising of eye level and undercounter storage, four ring gas hob and oven. With space for a fridge/freezer and plumbing for a washing machine. Door leading to rear garden and windows to rear and side aspect

Landing

Doors leading to:

Bedroom One

11' 5" x 10' 11" (3.48m x 3.32m)

A double bedroom with a window to front aspect.

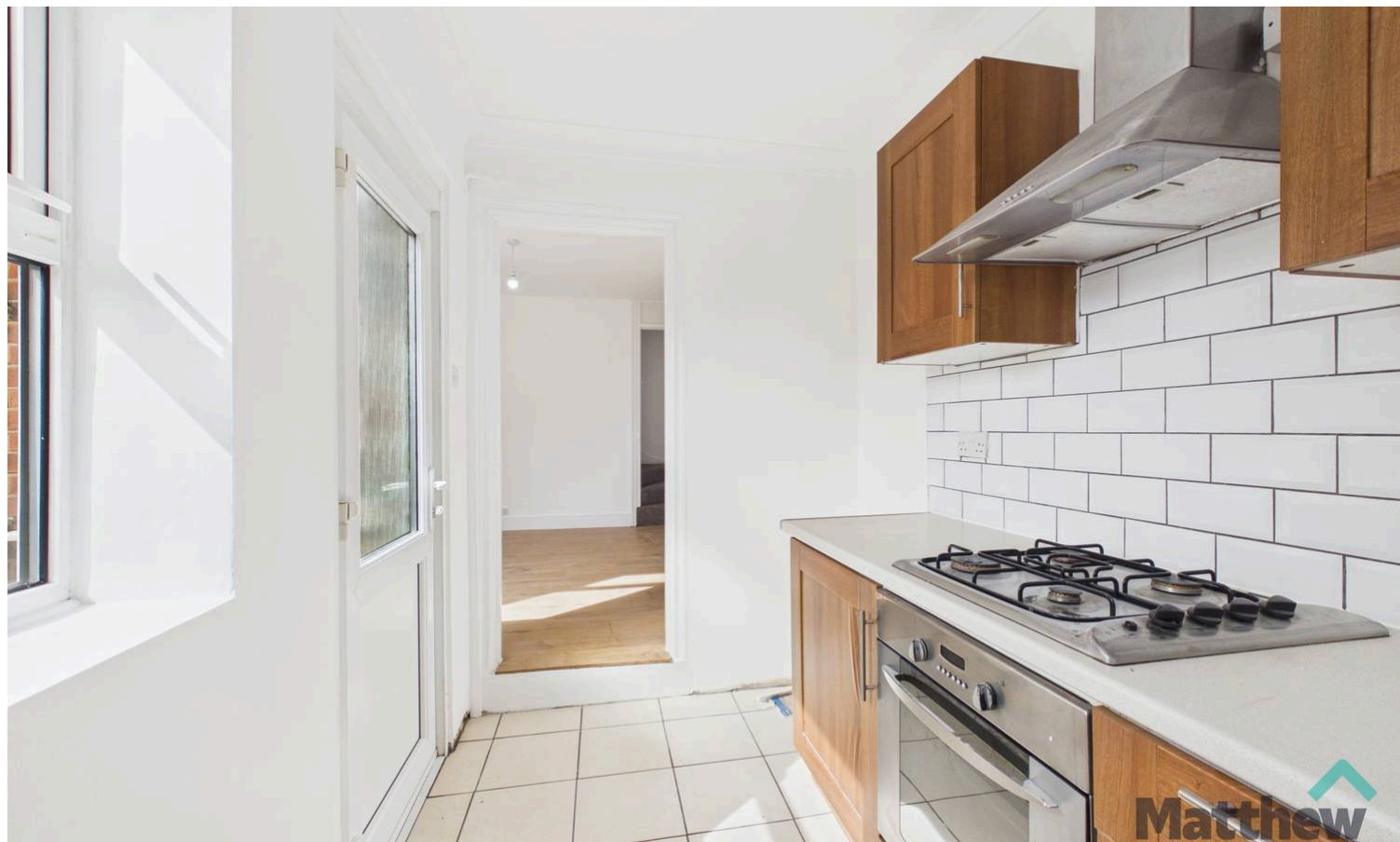
Bedroom Two

11' 4" x 10' 11" (3.45m x 3.33m)

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

Bathroom

Comprising of a shower cubicle, panelled bath, low level w/c and hand wash basin. Window to rear aspect



Outside

To the front of the property, there is a patio slabbed path and a area of stones enclosed by a brick wall. To the rear of the property, there is a long private garden, enclosed by fence panelling, mostly laid lawn and two storage sheds.

Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1326.00 Council Tax Band: B Local Authority: Braintree Availability: NOW EPC Rating: * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

Viewings

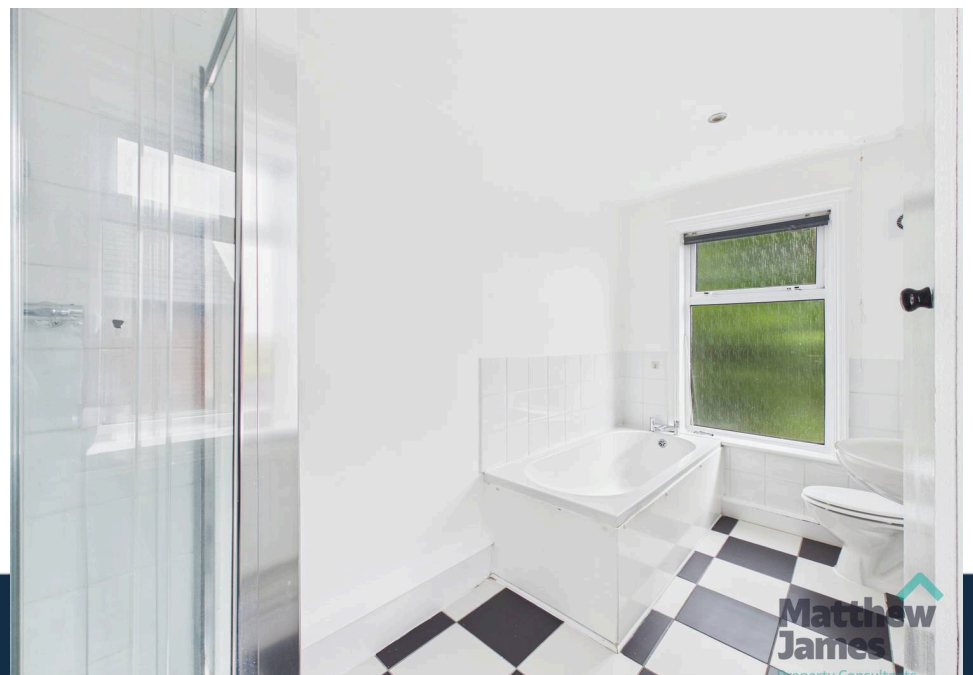
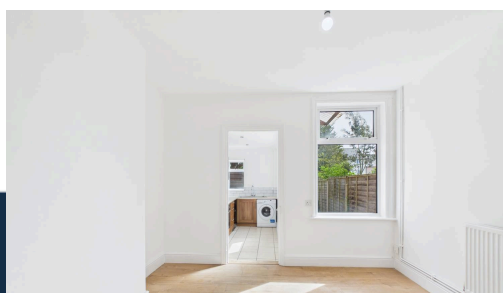
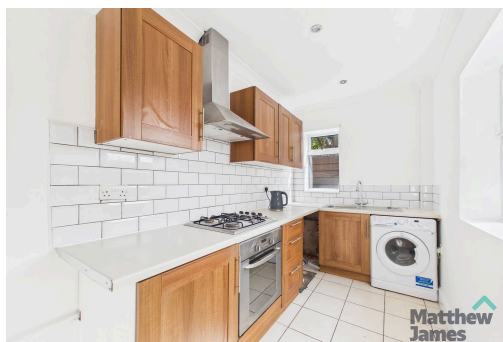
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"

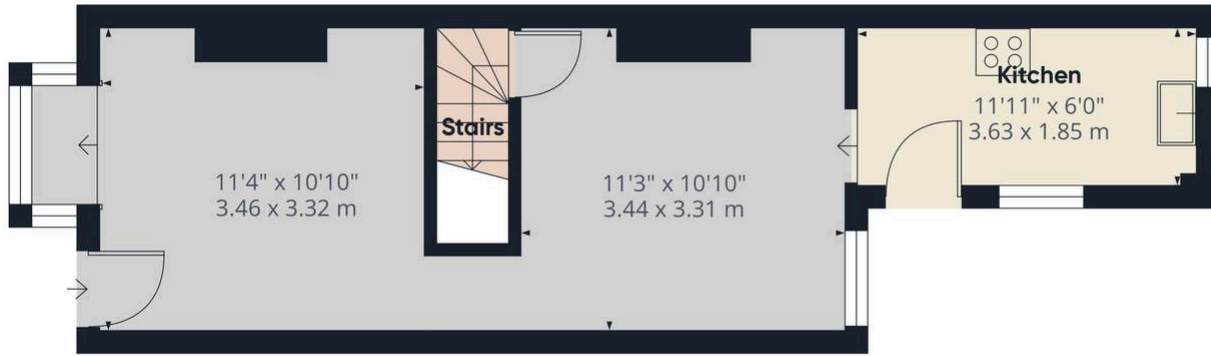


Council Tax band: B

EPC Energy Efficiency Rating: D

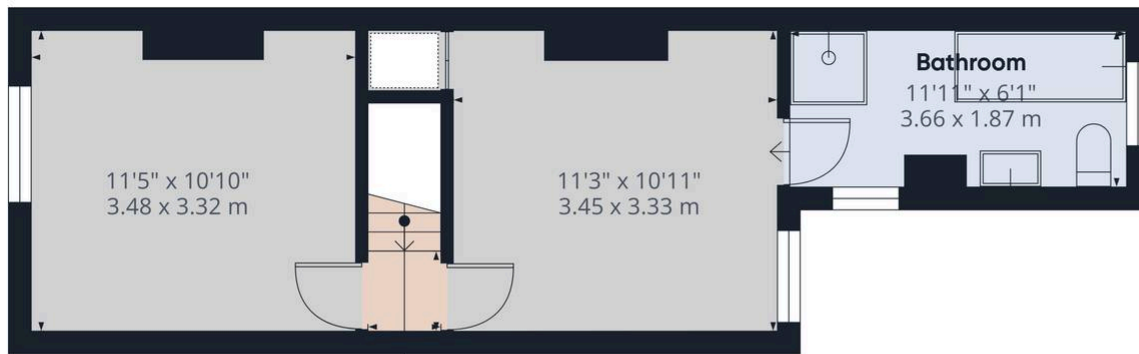
EPC Environmental Impact Rating: D





Floor 0

Approximate total area⁽¹⁾
678 ft²
62.9 m²



Landing
2'6" x 2'11"
0.78 x 0.89 m

Floor 1



(1) Excluding balconies and terraces

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.