

Hope Cottages, The Croft, Bures, CO8 5JA



To Let
Unfurnished
£850 pcm

2 bedrooms
2 reception rooms
1 bathroom



This two bedroom two reception room semi detached cottage is located in a rural position in the ever popular village of Bures, the property benefits from a lovely private garden as well as an allocated parking space.

Some details

This well-presented two bedroom semi-detached period property, situated in a quiet location of the desirable village of Bures, offers parking and private gardens to the rear. The accommodation is composed of two generous reception rooms, kitchen, small utility area, cloakroom and lean-to along with two well-proportioned bedrooms to the first floor along with the family bathroom.

Entrance hall

15' 00" x 3' 00" (4.57m x 0.91m)

From the front door the entrance hall has doors leading to both receptions walls and the stairs.

Lounge

12' 00" x 11' 6" (3.66m x 3.51m)

The lounge to the front of the property has a bay window to the front.

Dining room

12' 00" x 12' 00" (3.66m x 3.66m)

The dining room has a window to the rear and leads through to the kitchen.

Kitchen

9' 6" x 7' 0" (2.9m x 2.13m)

The kitchen to the rear of the property has a door to the side to the lean to and access to the utility room to the rear. The kitchen has worktops and cupboards to the side and a free standing cooker and space for other appliances.

Utility room

5' 10" x 3' 11" (1.78m x 1.19m)

The utility room is accessed from the kitchen and has access to the cloakroom, there is also plumbing fitted.

Cloakroom

3' 11" x 2' 5" (1.19m x 0.74m)

The downstairs cloakroom is at the rear of the property accessed from the utility room, and has a W/C and hand wash basin.

Lean To

4' 9" x 4' 0" (1.45m x 1.22m)

The lean to area is from the back door which leads out to the garden.

Bedroom one

15' 4" x 13' 11" (4.67m x 4.24m)

Bedroom one to the front of the property is a large double and has a window to the front.

Bedroom two

11' 3" x 10' 5" (3.43m x 3.18m)

Bedroom two to the rear of the property is another double and has a window overlooking the garden to the rear.

Bathroom

7' 3" x 9' 3" (2.21m x 2.82m)

The bathroom has a four piece suite and an obscured window to the rear, comprising of a bath, walk in shower, W/C and hand wash basin.

Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £980.76

Availability: Start September

No Pets

Non Smokers

Holding Deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

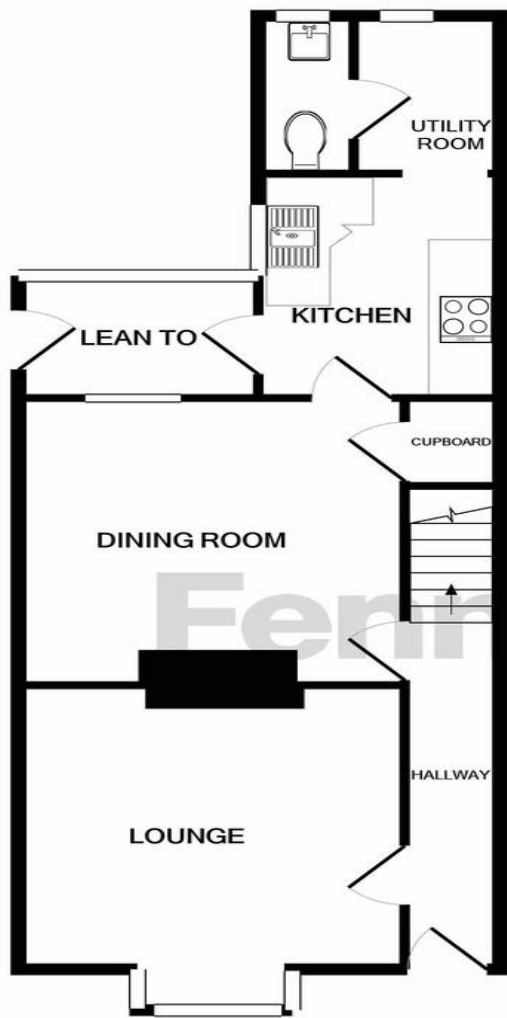
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

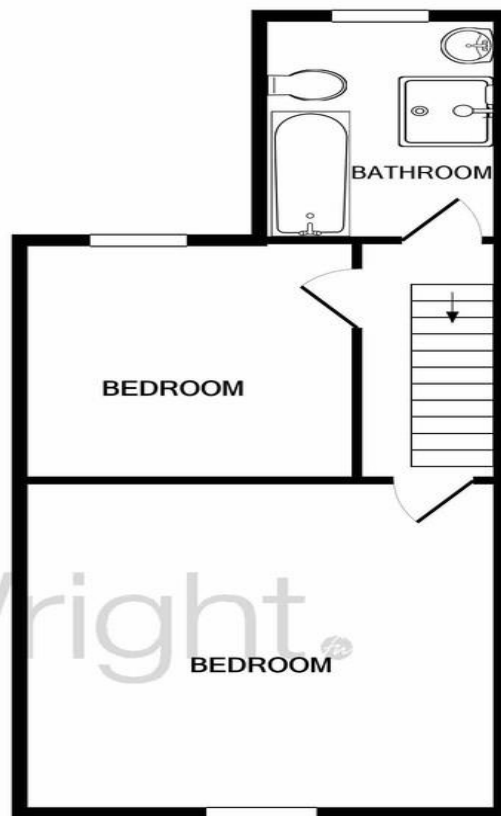
Viewing

To make an appointment to view this property please call us on 01787 327010.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

To find out more or book a viewing

01787 327010

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our

