

# TO LET

11 Gilda Terrace, Rayne  
Road, Braintree CM77 6RE



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554500  
E [property@joscelynechase.co.uk](mailto:property@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322222

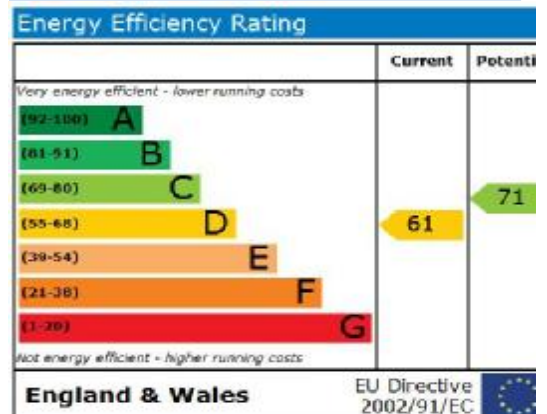


AN END OF TERRACE PROPERTY SITUATED ON THE WEST SIDE OF BRAINTREE TOWN. OPEN VIEWS TO FRONT AND REAR.

- Lounge/Dining Room 20'11" x 15'7" max
- Fully Fitted Kitchen 14'5" x 8'4"
- Luxury Bathroom 15'7" x 5'11"
- Bedroom 1 13'7" x 12'1"
- Bedroom 2 18'6" x 9'2"
- Small Conservatory
- Garden
- Parking
- Gas Central Heating
- Carpets and Curtains

## £695 Per Calendar Month

For further information or to arrange a viewing  
please call [01376 554508](tel:01376554508)



We are pleased to offer this property which is situated on the west side of Braintree, with open views over countryside. This is an end of terrace house with rear access to parking.

The market town of Braintree has excellent shopping facilities including the George Yard Shopping Centre, the High Street and the Freeport Designer Village which is located on the edge of town. The recently upgraded A120 now gives fast access to Stansted Airport, the M11 and beyond.

The property is unfurnished but includes kitchen appliances, carpets and curtains and has the benefit of gas central heating.

#### TERMS

The property is available from September 2010 for a period of 6 months/12 months on an Assured Shorthold Tenancy, initially at a rent of £695 per calendar month, exclusive of all utilities, water rates and Council Tax.

#### SERVICES

It will be the responsibility of the in-going tenants to ensure all main services are reconnected and arrangements for future payments to be made direct to each supplier.

#### COUNCIL TAX

Enquiries have been made to the local authority and we are advised that this property is in Council Tax Band B, £1126.30 for 2010/2011.

#### DEPOSIT

Tenants are required to pay a deposit of £695 to be held against any dilapidations or arrears caused during the term of the tenancy.

#### ADDITIONAL INFORMATION

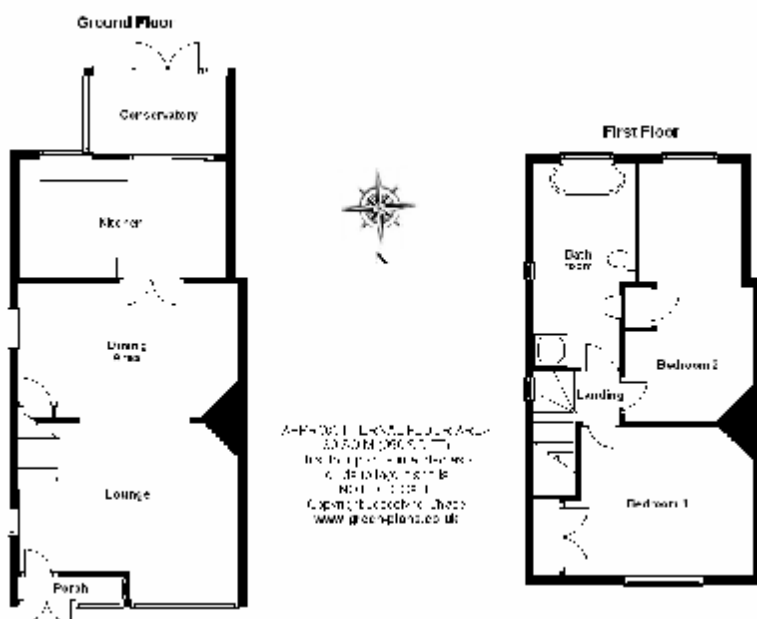
No pets, no smokers and no DSS.

#### REFERENCES

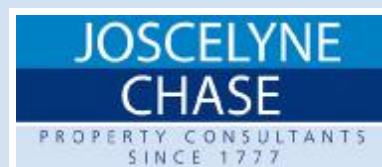
References will be required. Reference forms are held in this office. An administration fee of £125 per applicant (£175 per couple and additional £50 should a guarantor be needed) is required upon returning the completed forms.

#### VIEWING

Strictly by appointment with JOSCELYNE CHASE TEL: (01376) 554508, please ask for Yvonne Crane or Lesley Clark.



APPROVED BY THE PROPERTY OMBUDSMAN  
FOR DISPUTE RESOLUTION  
AND THE OFFICE OF THE  
PROPERTY OMBUDSMAN  
FOR DISPUTE RESOLUTION  
www.propertyombudsman.co.uk



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These particulars are believed to be correct  
Joscelyne Chase do not guarantee their accuracy

