



## The Broadwalk South

Brentwood, CM13 2BP

Availability immediately is this two bedroom semi detached house the accommodation includes entrance hall, lounge, kitchen/diner, two double bedrooms, shower room and seperate WC and a 73 ft rear garden.

**£1,700 PCM (per calendar month)**

**Holding deposit equal to one weeks rent**

**Security deposit equal to five weeks rent**

**Council Tax Band: C**

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## Entrance Hall

Entrance door, double glazed window to side, stairs to first floor, vinyl flooring.

## Reception Room

15'11 x 10'11 (4.85m x 3.33m )

Double glazed windows to front and side, coved ceiling, radiator, carpet.

## Kitchen/Breakfast Room

15'10 x 8'4 (4.83m x 2.54m)

Double glazed windows to side and rear, part double glazed door to rear, radiator, part tiled walls, vinyl flooring. Fitted with a range of wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, integrated fridge freezer, dish washer and washing machine.

## Landing

Loft access, carpet.

## Bedroom One

10'10 x 14'5 narrowing to 10'11 (3.30m x 4.39m narrowing to 3.33m )

Double glazed windows to front and side, cupboard over the stairs, coved ceiling, radiator, carpet.

## Bedroom Two

12'9 x 8'5 (3.89m x 2.57m)

Double glazed window to rear, cupboard over the stairs, coved ceiling, radiator, carpet.

## Shower Room

Frosted double glazed window to front, vanity wash hand basin, walk in shower enclosure, heated towel rail, tiled walls, tiled flooring.

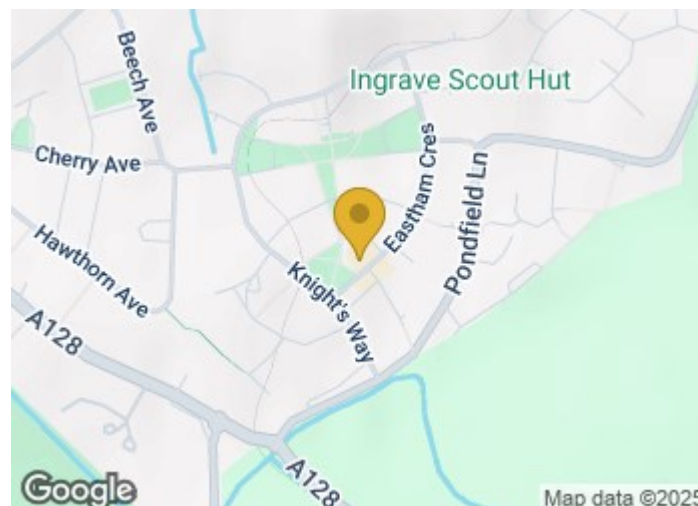
## Separate WC

Frosted double glazed window to side, low level WC, vanity wash hand basin, tiled walls, tiled flooring

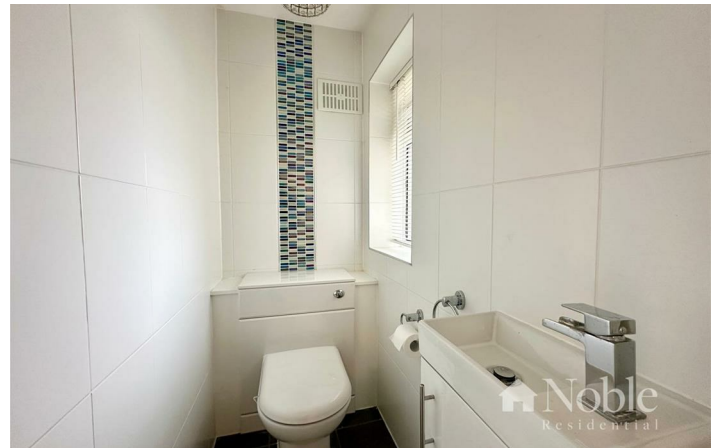
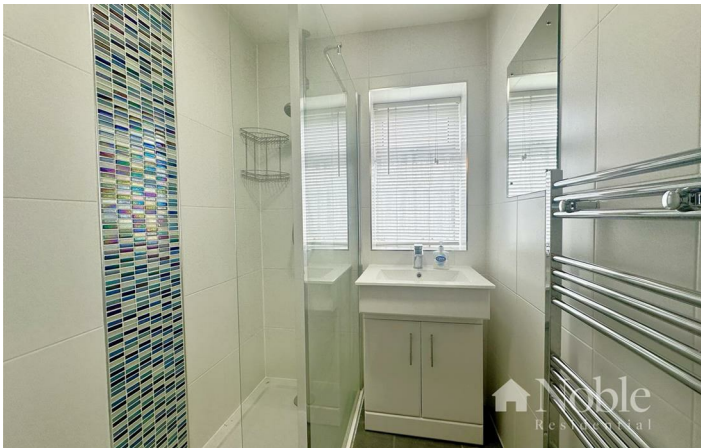
## Garden

73' (22.25m)

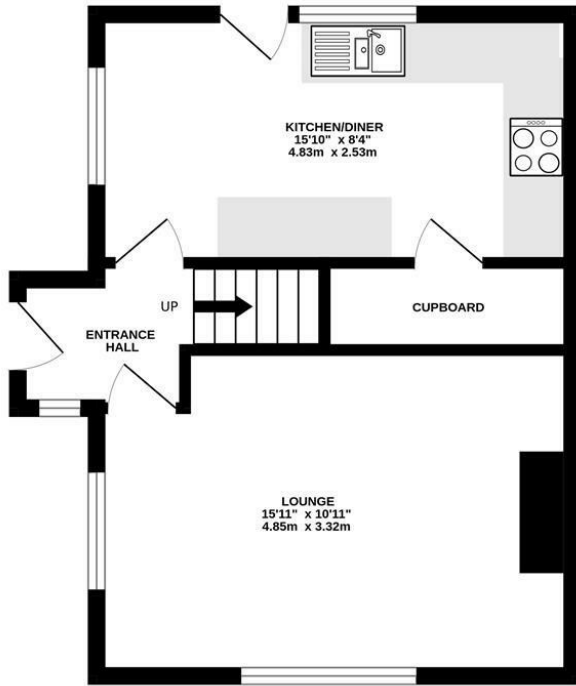
Side pedestrian access, patio area, mainly laid to lawn, shed, tap, brick built shed with power and light.



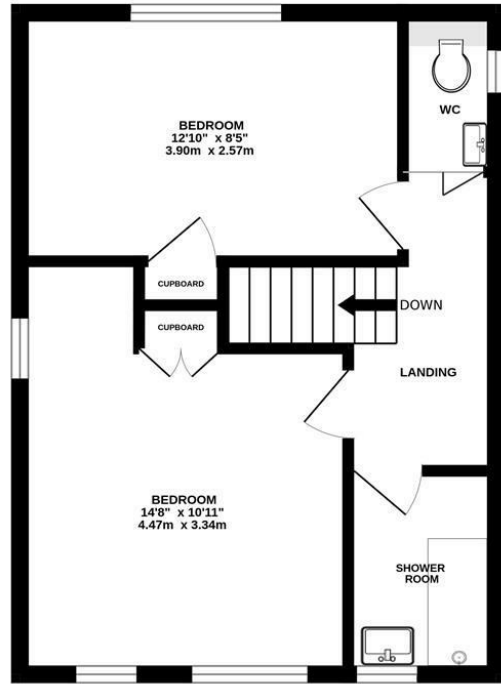




GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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#### Tenant Fees:

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

