



Detached: Ongar

Monthly £1,850

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Grade II Listed, three bedroom detached farmhouse set in a rural location in the Rodings Valley. The property has views across farmland to all aspects.

DETAILS

LOCATION

The property is located on the edge of the village of Abbess Roding which is one of eight hamlets and villages known as The Rodings in Essex.

ACCESSIBILITY

The property is approximately 2.7 miles from the A1060 which offers access by road to Chelmsford City centre (13 miles) and Bishops Stortford (11 miles), both providing main line stations to London Liverpool Street and a wide range of facilities. Ongar is approximately 7.5 miles and Hatfield Heath approximately 5.2 miles both offering good local facilities.

THE PROPERTY

The attractive accommodation is heavily beamed throughout and comprises:

Ground Floor

- Entrance Hall - Tiled floor, radiator, doors to kitchen, dining room, lounge, ground floor cloakroom and door to outside.
- Kitchen - 4.20m x 3.15m - Fitted wall and floor units, electric range cooker with extractor hood over, sink and drainer, dishwasher and fridge/freezer to remain, spotlights to ceiling, tiled floor, double aspect windows.
- Dining Room - 4.50 x 4.20m - Feature fireplace (not open), window and door to rear garden.
- Lounge - 4.50m x 5.80m - Attractive room feature fireplace with wood burning stove, radiator, windows overlooking garden.
- Ground Floor Cloakroom - Vanity unit with inset sink, wc, radiator, tiled floor.

First Floor

- Master Bedroom - 6.00m x 4.15m - A stunning room with feature floor to ceiling beams, built-in storage cupboards, radiator, windows to rear.
- Bedroom Two - 4.20m x 3.15m - Dual aspect windows, radiator.
- Bedroom Three - Window to rear.
- Bathroom - 3.20m x 2.25m - Panelled bath with shower over, vanity unit with inset sink, wc, window to rear.

EXTERNALLY

A large garden to the rear and side of the property which is mainly lawned with hedged boundaries and picket fence to the front. There is a patio area to the rear of the garage with arbour over.

The property has the benefit of off-road parking for several cars to the front and a double garage with up and over doors. There is a fitted kitchen area within the garage with fitted wall and floor units, sink, work surfacing and washing machine to remain.

Upkeep of the garden to include the lawn mowing and hedge trimming, as and when required, will be Included within the rental price.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of

any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band F.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two month deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.