



**Semi-Detached: Coddenham**

**Monthly £950**

## CHELMSFORD OFFICE

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

**01245 231123**

Two bedroom semi detached cottage in rural location overlooking  
farmland located in the village of Coddenham.

## DETAILS

### DESCRIPTION

Situated in a rural location overlooking farmland, the property comprises the following accommodation:

#### *Ground Floor*

- Kitchen: 3.25m x 2.26m
- Utility: 2.26m x 1.78m
- Dining Room: 5.41m x 3.44m
- Sitting Room: 4.33m x 2.84m - Wood Burning Stove
- WC

### *First Floor*

- Bedroom One: 4.39m x 2.93m
- Bedroom Two: 3.42m x 2.67m
- Bathroom: 2.62m x 2.45m

### **OUTSIDE**

Good size garden, single garage and off road parking

### **LOCATION**

The property is situated just off Needham Road in the village of Coddtenham.

### **ACCESSIBILITY**

The property is located close to the A14 and A140, providing easy access to the nearby market town of Needham Market, the town of Ipswich and beyond.

## **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. Whirlledge & 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 Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

The property has mains water, electricity, oil fired central heating and private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band C

### **EPC**

The property is classed as Band E.

### **PETS**

Please note that the landlord reserves the right to charge an additional rent of Â£50.00 per pet per month.

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to no more than five week's rent 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 and Right to Rent checks. Referencing will include credit checks and all character and employer references.

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