



**Semi-Detached: Billericay**

**Monthly £950**

## RAYLEIGH OFFICE

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

**01268 783377**

Three bedroom semi detached property located on Castledon Road available early January to let on a long term basis.

## DETAILS

### LOCATION

The property is situated in the village of Downham on the outskirts of Billericay. Wickford is situated approximately 1.6 miles to the south east, Billericay 5 miles to the west and Basildon 5 miles south by road.

The property can be accessed from Castledon Road which is circa 6 miles from the A130 and 6 miles from the A127 by road. Wickford and Billericay train stations provide a direct link to London Liverpool Street within 30-40 minutes.

Nearby attractions include Stock Brook Country Club, Norsey Wood and Hanningfield Reservoir. Both Downham Primary School and Wickford Secondary School are within 2 miles of the property by road.

Downstairs the property comprises a fitted kitchen, living room and a bathroom with a sink and shower over the bath. There is also a separate W.C.

Upstairs there are three bedrooms.

The property benefits from gas fired central heating, double glazing and off road parking.

### **GARDEN**

The garden is mainly laid to lawn with a shed at the rear of the property.

The landlord does not allow pets.

## **LEGAL**

### **NOTICE**

Whirledge & 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. Applicants 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 landlord accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

The property is connected to mains electricity, water and drainage. The property has gas fired central heating.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band B.

### **EPC**

The property is classed as Band E.

### **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 Â£150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

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**Whirledge  
&Nott**

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