



Semi-Detached: Chelmsford

Monthly £975

CHELMSFORD OFFICE

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

01245 231123

Two bedroom semi detached property situated in the village of Chignal Smealy close to Chelmsford city centre.

DETAILS

LOCATION

Chignal Smealy is a small village approximately 2.5 miles north west of Chelmsford.

Newlands Spring is a short drive away and provides a Morrisons superstore, doctors' surgery, a junior school which has a swimming pool available for local community use and a number of senior schools in the locality. Chelmsford City centre offers a wide range of shopping and recreational facilities and there is a mainline station with services to London Liverpool Street.

ACCESSIBILITY

The property has good road access to the A12, A130 and Stansted Airport.

THE PROPERTY

The property comprises one half of a farmhouse. It has upvc double glazed windows throughout and benefits from far reaching field views. The accommodation includes:

Ground Floor

- **Entrance Door to:**
- **Entrance Hall:** Door to lounge, wide staircase to first floor.
- **Lounge (3.90m x 3.85m max):** Window to front, two double radiators, feature brick fireplace (not open), storage cupboard.
- **Kitchen:** Tiled floor, range of eye level and floor units, double oven with hob over, stainless steel splashback and extractor hood over, sink with single drainer, washing machine, radiator, window and door to side garden.
- **Small Pantry:** Containing fridge/freezer.

First Floor

- **Landing:** Airing cupboard, radiator, doors to bedrooms and bathroom.
- **Bedroom One (3.85m x 3.10m):** Window to front, radiator.
- **Bedroom Two (2.95m x 2.30m):** Window to side, radiator.
- **Bathroom:** Window to front, panelled bath with electric shower over, pedestal wash basin, low level wc, tiled walls.

EXTERNALLY

There is a good sized driveway with ample parking.

The gardens are set to the front and side of the property and are mainly lawned. There is outside storage cupboard containing the boiler and a large shed. Outside water tap.

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

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 C.

EPC

The property is classed as Band C.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 weeks 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. Referencing will include credit checks and all character and employer references.

PETS

Please note that the landlord reserves the right to charge an additional rent of £50 per pet per month.