



Semi-Detached: Abbess Roding

£1,950

CHELMSFORD OFFICE

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

01245 231123

Recently modernised four bedroom semi detached house situated in a rural location with delightful far reaching farmland views.

DETAILS

LOCATION

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

ACCESSIBILITY

The property is located approximately 6.6 miles from Chipping Ongar and approximately 2 miles from the A1060 which provides excellent access to Hatfield Heath and Bishop's Stortford beyond, approximately 4.8 miles and 10.3 miles respectively by car. Chelmsford City Centre is approximately 12 miles distant. Both Bishop's Stortford and Chelmsford City offer mainline stations. Stansted Airport is approximately 10 miles distant.

THE PROPERTY

The property has been recently modernised to a high standard and has upvc double glazing throughout with attractive sash windows. The accommodation comprises:

Ground Floor

- **Entrance Hall**
- **Ground Floor Cloakroom (1.50m x 1.15m):** Wash hand basin with cupboard under and wc.
- **Kitchen/Breakfast Room (7.20m x 4.80m):** Double aspect windows, double doors to patio area. One and a half bowl stainless steel sink and drainer, range of attractive work surfacing with drawers and cupboards under, integrated dishwasher and washing machine. Electric oven with hob over and stainless steel extractor fan, freestanding fridge/freezer. Island unit with cupboards under and space for seating, attractive laminate wood style flooring and spotlights to ceiling, two radiators.
- **Lounge (3.80m x 3.60m):** Wood burning stove, radiator, under stairs cupboard housing oil fired boiler and ample storage space, two windows to front. Recess to stairs leading to:

First Floor

- **Bedroom One (4.90m max (to alcoves) x 3.10m):** Two windows to front providing extensive farmland views, two sets of double storage cupboards, radiator.
- **En Suite Shower Room:** Shower cubicle, corner wash hand basin, wc, fully tiled walls, heated towel rail.
- **Bedroom Two (3.80m x 2.35m):** Window to rear with farmland views, radiator.
- **Bedroom Three (3.80m max x 2.35m):** Window to rear, radiator.
- **Bedroom Four (2.55m x 2.40m):** Window to side, with farmland views, radiator
- **Family Bathroom (2.50m x 1.35m):** Panelled bath with shower over, wash hand basin with cupboards under, wc, heated towel rail, natural light well.

EXTERNALLY

Large paved patio area and lawned garden areas to front and side.

There is a single garage with side door to office/hobby room to the rear of the garage.

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. 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 Whirlledge & 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 D.

EPC

The property is classed as Band D.

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 Whirlledge 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.