



Semi-Detached: Ongar

Monthly £950

CHELMSFORD OFFICE

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

01245 231123

Two bedroom semi-detached cottage situated in rural location in
Stanford Rivers near Ongar.

Available from the 12th June 2019.

DETAILS

DESCRIPTION

Two bedroom semi-detached cottage in rural location benefitting from far reaching farmland views.

LOCATION

The property is situated on a private lane location, offering access for this property and one other, just off the A113 London Road in Stanford Rivers on the outskirts of Ongar

ACCESSIBILITY

The property is location approximately 3.5 miles from Chipping Ongar and approximately 3.9 miles from the village of Abridge. The M11 can be accessed at Junction 5 at Chigwell approximately 6.8 miles distant.

THE PROPERTY

The house benefits from upvc double glazed windows throughout and the heating is by electric storage heaters.

Ground Floor

- **Entrance Porch**
- **Entrance Hall**
- **Lounge - 3.80m max x 3.81m:** Dual aspect windows, open fireplace with hearth and mantel, stairs to first floor/
- **Kitchen - 4.45m x 2.50m:** Stainless steel sink and drainer, electric hob with extractor hood over and oven below, work surfacing with cupboard above and below, plumbing for washing machine and dishwasher, space for tumble dryer with vent to outside, double aspect windows, laminate floor.

First Floor

- **Bedroom One - 4.00m x 2.90m:** Double aspect windows, built-in wardrobe.
- **Bedroom Two - 2.75m x 2.55m**
- **Bathroom - 2.35m x 1.55m:** Panelled bath with shower over, pedestal wash basin, wc, Dimplex wall heater.

EXTERNALLY

The property has a good size garden to the side and benefits from ample off-road parking.

There are two sheds.

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 electric storage central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 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. There will be a charge of £150 per application payable by the tenant prior to the 1st June 2019. Referencing will include credit checks and all character and employer references.

PETS

An additional rental payment of £50.00 per pet, per month will be payable.