



Semi-Detached: Chelmsford

Monthly £1,195

CHELMSFORD OFFICE

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

01245 231123

Three bedroom semi detached cottage situated on a working farm in
Howe Street, Chelmsford.

DETAILS

LOCATION

The property is located just off the B1008 in Howe Street, Chelmsford.

ACCESSIBILITY

Chelmsford City centre is approximately 6.7 miles distant by car and offers a wide range of shopping and recreational facilities and a number of excellent schools. There is a mainline station with frequent services to London Liverpool Street.

Great Dunmow is located approximately 6 miles distant and Stansted Airport is approximately 11.2 miles distant.

THE PROPERTY

The property has upvc double glazed windows and doors throughout and comprises:

Ground Floor

- **Kitchen - 5.75m max x 4.80 max:** Ample work surfacing with cupboards above and below, one and a half bowl sink and drainer, electric cooker with extractor hood over and fridge/freezer, radiator, door to:
- **UtilityRoom/WC - 2.40m x 1.60m:** Work surfacing with sink and drainer, cupboard above and below, new oiler fired boiler, heated towel rail.
- **Lounge - 4.35m x 3.55m:** Two recess storage areas, radiator, double glazed doors to:
- **Dining Room - 5.25m x 3.55m:** Radiator, French doors to garden.
- **Bathroom/Wet Room - 3.30m x 1.80m:** Vanity unit with sink, wc and cupboard, panelled bath, heated towel rail, alcove wet room.

First Floor

- **Bedroom One - 3.55m max x 3.03m:** Two built in storage cupboards, recess storage area, radiator.
- **Bedroom Two - 3.65m 2.35 + door recess:** Alcove with shelving, radiator.
- **Bedroom Three - 2.65m x 2.35m:** Radiator.

EXTERNALLY

The garden is mainly lawned with hedged borders providing privacy.

There is a pebbled driveway to the front providing parking.

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 Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that water and electricity are connected. There is oil fired central heating and private drainage. The cost of water and sewerage are included within the rent.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

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