



Semi-Detached: Writtle

Monthly £1,100

CHELMSFORD OFFICE

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

01245 231123

Three bedroom semi detached cottage located on the outskirts of Writtle village. The property is set in a rural location whilst still being within a short distance of Chelmsford City Centre.

DETAILS

LOCATION

Located on Highwood Road outside the village of Writtle, the cottage enjoys a rural location overlooking farmland and is approximately 5 miles by road to the centre of Chelmsford. The location gives excellent access to the A414 and A12.

ACCESSIBILITY

Writtle is a bustling village with a variety of shops, a petrol station and a Co-op store with Post Office. There are numerous public houses and restaurants. Chelmsford is well served with both facilities and transport links. The mainline station offers frequent services to London Liverpool Street in around 40 minutes.

THE PROPERTY

The accommodation comprises:

Ground Floor

- **Kitchen - 4.45m x 1.50m):** Fitted floor units, oven/hob.
- **Lounge/Diner - 6.80m x 4.55m max:** Dual aspect room, with feature fireplace and large storage cupboard.
- **Bathroom - 2.45m x 1.6m:** Bath with electric shower over, wash hand basin, wc.
- **Utility/Boot Room - 2.75m x 1.65m:** Plumbing for washing machine, airing cupboard.

First Floor

- **Bedroom One - 5.25m x 4.10m:** Built-in cupboard.
- **Bedroom Two - 3.30m x 2.35m:** Built-in cupboard.
- **Bedroom Three - 2.30m x 2.05m:**

OUTSIDE

There are garden areas to the side and rear and further garden adjacent to the driveway which is laid to lawn and has a greenhouse.

There is off-road parking for 2 cars.

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. Purchasers 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 vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that electricity is connected and there is oil fired central heating and private drainage.

NB There will be a charge of £100 twice annually to cover the cost of water and sewerage. This could differ dependent on usage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

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 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.

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