

TO LET

135b Swan Street, Sible Hedingham, Halstead, CO9 3PP

**JOSCELYNE
CHASE**

PROPERTY CONSULTANTS
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A MODERN AND NEWLY REFURBISHED THREE BEDROOM MID TERRACE HOUSE WITH OFF STREET PARKING AND REAR GARDEN. CENTRAL TO VILLAGE AMENITIES. AVAILABLE JANUARY 2021 EPC RATING B

- Kitchen Diner
- Lounge
- Cloakroom
- 3 Bedrooms
- Bathroom
- Off street parking
- Rear garden & patio
- Gas Central Heating
- Kitchen Appliances
- Close to shops

£850 pcm

For further information or to arrange a viewing please call **01376 554508**

We are pleased to offer this property situated in the village of Sible Hedingham. The village offers day to day facilities and is a short drive to Braintree Town for its more comprehensive facilities and branch line railway station with service through to London (Liverpool Street). Sible Hedingham also offers schooling for all ages, recreational facilities and range of local shops

ENTRANCE INTO LOUNGE 14' 4" x 13' 11" (4.37m x 4.24m) Double glazed window to front, double radiator, stairs to first floor, power points. Door to:-

KITCHEN/DINER 13' 11" x 12' 10" (4.24m x 3.91m) Double glazed window to rear, double glazed French doors to garden and patio. Kitchen fitted with a range of base and wall mounted units with soft closing doors. Integrated fridge/freezer, washing machine and dishwasher. Electric oven and hob with extractor hood over, one and half bowl sink and drainer with mixer tap. Double radiator, spot lights. Door leading to:-

CLOAKROOM Low level WC, wash hand basin with mixer tap, extractor fan to ceiling.

FIRST FLOOR LANDING Ceiling with loft access. Doors leading to:-

BEDROOM ONE 10' 10" x 9' 0" (3.3m x 2.74m) Two double glazed windows to front, single radiator, built in storage cupboard/wardrobe.

BEDROOM TWO + DOOR RECESS 7' 9" x 7' 2" (2.36m x 2.18m) Double glazed window to rear, single radiator, power points

BEDROOM THREE INTO RECESS 8' 5" x 6' 5" (2.57m x 1.96m) Double glazed window to rear, single radiator, power points.

BATHROOM Suite comprising panelled bath with mixer tap, shower with screen, low level WC, wash hand basin with mixer tap, heated towel rail. Ceiling with spot lights & extractor fan.

REAR GARDEN Patio area with remainder being laid to lawn. Rear gate access

TERMS The property is available immediately for a period of 12 months on an Assured Shorthold Tenancy, initially at a rent of £850 per calendar month, exclusive of all utilities, water rates and Council Tax.

DEPOSIT Tenants are required to pay a deposit of £980.00 to be held against any dilapidations or arrears caused during the term of the tenancy. Deposit monies will be registered with the Deposit Protection Service.

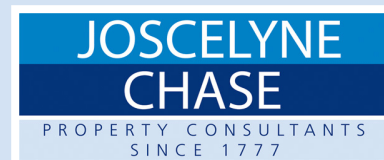
COUNCIL TAX Enquiries have been made to the local authority and we are advised that this property is in Council Tax Band C. Discounts maybe available for single occupancy.

SERVICES It will be the responsibility of the in-going tenants to ensure all main services are reconnected and arrangements for future payments to be made direct to each supplier.

REFERENCES References will be required. Application forms are held in this office. A Holding Deposit will be required to process application to full referencing.

ADDITIONAL INFORMATION No pets, no smokers and no DSS

VIEWINGS Strictly by appointment with JOSCELYNE CHASE TEL: (01376) 554 508 / 322 222



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These particulars are believed to be correct Joscelyne Chase do not guarantee their accuracy