



Littell Tweed, Chelmsford

£1,700 Per Calendar
Month



- Impressive size three bedroom family home
- Available August
- Ideal for Barnes Farm School
- Located within sought after Ch
- Ground floor shower room/wc
- Lovely size lounge, separate dining room and kitchen
- Second reception room
- Well proportioned bedrooms
- Family four piece bathroom
- Established rear garden, driveway and garage



Available Now! Impressive three bedroom semi detached family home, found in sought after Chelmer Village. Accessible to A12 link roads, Chelmer Village and Springfield Retail Parks, plus moments drive to Chelmsford City Centre. Ideally located for Barnes Farm school. Accommodation comprises, entrance porch, entrance hall, ground floor shower room, large lounge, separate dining room, kitchen and second reception room. First floor is home to three well proportioned bedrooms and four piece family bathroom. Externally the property has a lovely size established rear garden, plenty of driveway parking and garage.

Enter the property via porch to front aspect. Access is given to ground floor three piece shower room. Impressive entrance hall commences with stairs leading to first floor landing. Kitchen 10'11 x 7'5 offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, encased oven, space for other appliances. Double glazed window. Tiling to walls. Open plan to dining room. Dining room 9'1 x 8'0 over looks the front aspect. Double glazed window. External access. Large family size lounge 17'10 x 13'4 also gives external access via patio sliding doors. Double doors open into second reception room. Reception room 13'4 x 11'3 Patio doors to garden. Double glazed window to front aspect.

First floor landing is home to three well proportioned bedrooms and four piece family bathroom. Bedroom one 11'9 x 10'0 enjoys views over rear garden. Double glazed window. Bedroom two 10'8 x 6'9 is located to the front of the property. Double glazed window. Bedroom three 9'10 x 6'9 also over looks the front aspect. Double glazed window. Four piece bathroom comprises. panel bath fitted with hand held shower attachment. Shower cubicle, vanity wash hand basin and low level wc. Tiling to walls. Two obscure double glazed windows.

Externally the property has a large secluded rear garden. Commencing with patio seating area. An abundance of established trees, shrubs and various bushes. Remaining garden is lawned. Plenty of driveway parking to front. Garage has up and over door.

Agents note: Please be aware photographs seen were taken prior to current tenancy.

Council Tax Band: D
Local Authority: Chelmsford
Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

TENANCY FEES
1 Weeks Holding Deposit

SECURITY DEPOSIT
Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.
Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.
This covers damages or defaults on the part of the tenant during the tenancy.

OTHER FEES
Complete cost of any lock or fee replacement plus £15 per hour administration charge.
Change of contract or tenancy variation £50
Interest of 3% above base rate of rent payments overdue.

TENANT PROTECTION
Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

PROPERTY MANAGEMENT All our properties are managed by Property Stop, and not ourselves. For more information visit www.property-stop.com



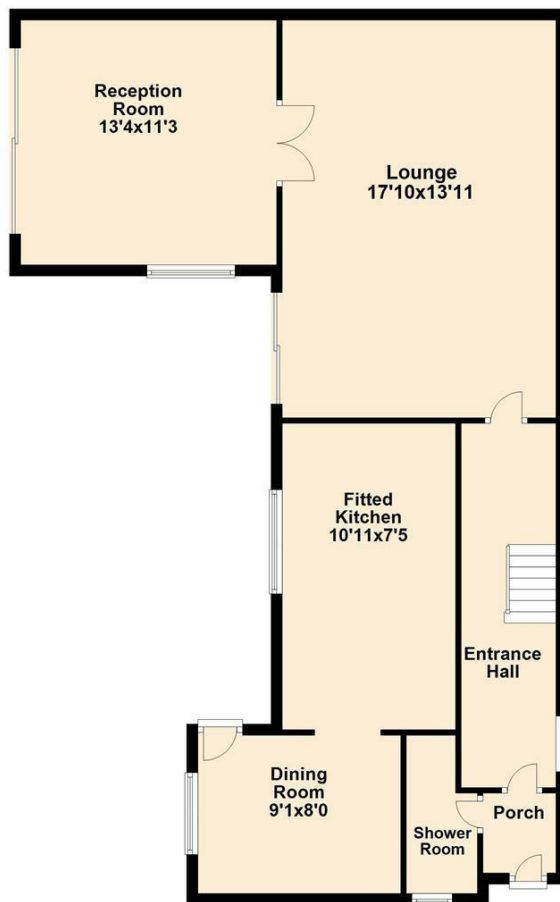
Colubrid.co.uk

Local Life

Chelmer Village is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



Ground Floor



First Floor

