



**Semi-Detached: Ingatestone**

**Monthly £1,700**

## CHELMSFORD OFFICE

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

**01245 231123**

Three bedroom, semi detached property recently fitted with new carpets, windows and kitchen units, available to rent in a picturesque location with farmland views, within approximately 3 miles of the popular commuter village of Ingatestone.

## DETAILS

### LOCATION

4 Handley Green Cottages is located approximately 3 miles from Ingatestone and 6 miles from Chelmsford. Ingatestone provides excellent amenities including a primary school and the Anglo European secondary school. There are two small supermarkets, a number of independent boutique shops, restaurants, two public houses and a doctors surgery. There is the added benefit of a mainline station (3.7 miles via the B1002) with a journey time to London Liverpool Street of approximately 30 minutes.

Chelmsford City centre offers a wide variety of amenities including a new shopping centre featuring John Lewis. There are two Grammar schools, New Hall Independent School and a variety of recreational facilities.

Brentwood is approximately 8 miles distance by car once again, offering a

large range of amenities. Both Chelmsford and Brentwood have mainline railway services.

## **THE PROPERTY/INTERNALLY**

### *Ground Floor*

- Bathroom: (2.44 x 1.76m) - 2 x UPVC D/G windows, built-in bath with shower over, WC, sink, part tiled and white painted walls with tiled floors.
- Kitchen: (2.47 x 4.04m) - S/G Crittal window to utility room, Newly fitted laminate kitchen units with stainless steel sink, wooden work top, fitted dishwasher, electric oven with tiled floor.
- Living Room: (3.68 x 3.72m) - UPVC D/G window to the front, newly fitted grey carpet, brick fireplace with a multi-fuel woodburning stove with cream painted walls.
- Utility Room: (2.18 x 2.36m) - UPVC D/G window to the rear, cream painted walls with plumbing for a washing machine.
- Rear Hall/ Office: (3.13 x 1.67m) UPVC D/G windows to the rear, tiled floor with cream painted walls and UPVC D/G door to the garden.

### *First Floor*

- Bedroom 1: (2.96 x 2.5m) - UPVC D/G window to the rear, newly fitted grey carpet, cream painted walls and fitted storage cupboard.
- Bedroom 2: (3.69 x 3.69m) - UPVC D/G window to the front, built-in storage cupboard, newly fitted grey carpet and ornamental fireplace.
- Bedroom 3: (2.45 x 3.01m) - 2 x UPVC D/G windows to the front with cream painted walls and newly fitted grey carpet.

## **EXTERNALLY**

Front garden laid to grass with a hedge border and concrete parking for two vehicles.

Rear garden laid to grass.

Single garage unit with up and over door.

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

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired 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.

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

### **PETS**

The Landlord retains the right to charge an additional rental payment of Â£50.00 per pet per month at his discretion.