



Semi-Detached: Good Easter

Monthly £1,800

CHELMSFORD OFFICE

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

01245 231123

Four bedroom semi-detached family home available to let in the popular village of Good Easter in close proximity to the city of Chelmsford.

AVAILABLE FROM MID SEPTEMBER

PLEASE NOTE PHOTOS TAKEN WHEN PREVIOUSLY LET, NEW PHOTOS WILL BE UPLOADED SOON

DETAILS

The Kennels is a semi-detached property offering spacious family living with traditional features throughout the property. Fully double glazed with oil fired central heating.

The property is located on the outskirts of a village with farmland views and offers a front and rear garden with ample parking and garage space.

LOCATION

Situated on the outskirts of the village of Good Easter with convenient access to the A1060 & A131 giving access to the city of Chelmsford, Great

Dunmow and the wider road network.

Chelmsford is approximately 8 miles, Harlow approximately 15 miles, Great Dunmow approximately 9 miles and Stansted Airport approximately 14 miles.

Chelmsford City offer a wide array of shopping and recreational facilities and a mainline train station offering frequent services to London Liverpool Street in approximately 40 minutes.

THE PROPERTY

Ground Floor

- Entrance Hall
- Living Room: 4.9 x 7.0m (Max): Laminate wooden flooring throughout with timber beams and a large brick feature fireplace with a built-in wood burning stove and two UPVC Double Glazed windows overlooking the front and back garden.
- Kitchen: 4.2 x 3.4m: Laminate wooden flooring, built-in electric oven and separate electric hob with fitted wooden kitchen units and fitted dishwasher. Two UPVC double glazed windows to the side and front of the property.
- Bathroom: 2.8 x 1.6m (Max): White fitted bath with toilet and pedestal sink and tiled floors and walls.

First Floor

- Bedroom 1: 2.9 x 2.7m: UPVC double glazed window to the rear.
- Bedroom 2: 2 x 3.3m: UPVC double glazed window to the front.
- Bedroom 3: 2.1 x 3.5m: UPVC double glazed window to the front with fitted storage cupboard.
- Bedroom 4: 3.8 x 4.6m (Max) Master bedroom with UPVC double glazed window to the rear and fitted storage cupboards and access to an en-suite.
- En-Suite: Tiled floor and walls with fitted toilet, sink and cupboard unit and shower cubicle with frosted UPVC double glazed window.

EXTERNALLY

Large sized plot with front garden featuring several fruit trees and a horse shoe drive offering dual gated access to the road.

Garage: 3 x 6.5m

Garden to rear laid to grass overlooking farmland.

LEGAL

NOTICE

Whirledge & 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 E.

EPC

The property is classed as Band D.

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.

REFERENCES

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 £50.00 per pet per month at his discretion.
