



Barn Conversion: Chelmsford

Monthly £1,800

CHELMSFORD OFFICE

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

01245 231123

Newly converted, two bedroom barn conversion completed to a high specification situated within the idyllic village of Ford End.

DETAILS

LOCATION

The property is located within a farm yard setting in the idyllic village of Ford End, with the City of Chelmsford, Bishop's Stortford and Braintree all located within a 30 minute drive of the property and a 10 minute drive from Dunmow, providing a broad range of shopping and entertainment facilities.

The property offers excellent transport links to the A120 and A131, providing easy access to the M11 and London Stansted Airport within 20 minutes.

THE PROPERTY

The property is a barn conversion and features period beam details throughout.

Ground Floor

- Living/Dining Area: 4.89 x 3.73 - Tiled floor with cream painted walls, UPVC D/G bifolding doors opening on to a front patio area with beam partition to the kitchen.
- Kitchen: 4.98 x 2.1m - Tiled floor with cream painted walls, newly fitted bespoke kitchen with granite effect work surface, stainless steel sink, electric oven with extractor hood over, fitted dishwasher and fridge-freezer unit.
- Utility Room: 1.59 x 1.07m - Tiled floor with cream painted walls, fitted cupboards with worksurface and connections for washing machine.
- Shower Room: 0.94 x 2.07m - Tiled walls and flooring with illuminated mirror, sink & cupboard unit, heated towel rail and extractor fan.
- Bedroom 1: 2.26 x 2.99m - UPVC D/G window to the front, tiled floor and cream painted walls.
- Bedroom 2: 3.4 x 3.05m - UPVC D/G window to the front, tiled floor with cream painted walls.
- En-suite: - 0.72 x 2.28m - Tiled walls and floors with illuminated mirror, heated towel rail, sink, WC, overhead shower with glass partition and extractor fan.

EXTERNALLY

There are two parking spaces provided.

External insulated storage shed with electric.

Stone patio area to the front of the property.

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 mains water, drainage and electricity are connected. There is air source heat pump heating underfloor heating throughout with individual thermostats for each bedroom.

EPC

The property is classed as Band C.

PETS

Please note that the landlord reserves the right to charge an additional rent of £50.00 per pet per month.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to no more than five 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 and Right to Rent checks. Referencing will include credit checks and all character and employer references.