



Semi-Detached: Chelmsford

Monthly £1,800

CHELMSFORD OFFICE

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

01245 231123

Three bedroom, semi-detached cottage with farmland viewings on the outskirts of the village of Roxwell within 5 miles of the city of Chelmsford.

Photographs Taken In 2020.

DETAILS

THE PROPERTY

A three bedroom, semi-detached house situated in an elevated position offering extensive countryside views within a short drive of Chelmsford.

LOCATION

The property is situated on A1060 Bishops Stortford Road approximately 2.5 miles from the village of Roxwell which offers a primary school, village store and a public house.

Chelmsford city centre is approximately 4.6 miles by car and is well served with both facilities and transport links with direct rail access to London

Liverpool Street within approximately 35 minutes and Stansted Airport located approximately 13 miles away by car.

INTERNALLY

Ground Floor

- Lounge: 3.15m x 4.71m - UPVC D/G window to the front overlooking farmland, white painted with stairs leading to the first floor and understairs storage.
- Kitchen/ Dining Room: 3.75m x 6.90m - 3 x UPVC D/G windows overlooking the garden to the rear and surrounding farmland to the front. Newly-fitted, cream kitchen units with built-in dishwasher and built-in electric oven with separate electric hobs and extractor hood, white painted throughout.
- Rear hallway with storage cupboard.
- Utility Room: 2.25m (Max) x 2.95 (Max) - UPVC D/G Window with obscured glass, built-in work surface, white painted and part tiled walls.
- Garden access.

First Floor

- Master Bedroom: 3.11m x 4.68m (Max) - UPVC D/G Window overlooking farmland to the front, white painted.
- Bedroom 2: 2.54m (Max) x 3.73m - UPVC D/G Window overlooking garden, white painted.
- Bedroom 3: 3.76m x 3.13m (Max) - UPVC D/G Window overlooking farmland.

EXTERNALLY

Small front garden with retaining hedge and enclosed garden to the rear laid to lawn with access to two parking spaces.

Garden Shed

SERVICES

The property has oil fired central heating by radiators. Electricity and water are connected. Private drainage.

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. 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 and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band D.

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 Whirlledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.