



**Terraced: Chelmsford**

**Monthly £1,400**

## CHELMSFORD OFFICE

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

**01245 231123**

Three 3 bedroom, terraced house available to let in Springfield,  
Chelmsford.

**AVAILABLE FROM MID-DECEMBER 2022.**

## DETAILS

### LOCATION

The property is situated in the parish of Springfield, Chelmsford located to the north of the river Chelmer and west of the A12 bypass.

The surrounding area hosts a number of schools and local facilities including the Riverside Ice and Leisure Centre.

Springfield Hall Park and Springfield Green also provide attractive areas of green space within this part of Chelmsford.

The 3 bedroom terraced property is accessed via the cul-de sac Begonia Close and is less than 3 miles from Chelmsford City railway station by road, offering direct rail link access to Liverpool Street within approximately 35 minutes.

## THE PROPERTY

The accommodation comprises a fitted kitchen, reception room, three bedrooms and family bathroom. The property benefits from double glazing, central heating, a garden and garage.

### *Ground Floor*

- Fitted kitchen
- Reception Room

### *First Floor*

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family bathroom

## EXTERNALLY

- Private garden
- Garage

## 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 gas central heating and mains drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band C.

### **EPC**

The property is classed as Band C.

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 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. Referencing will include credit checks and all character and employer references.

### **PET RENT**

The Landlord reserves the right to charge a pet rent of up to £50.00 per pet per month at their discretion.

The Landlord further reserves the right to refuse permission for pets on a case by case basis due to the presence of livestock in close proximity to the property.