



Barn Conversion: Writtle, Chelmsford

Monthly £1,100

CHELMSFORD OFFICE

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

01245 231123

Newly renovated to a high standard, a one bedroom, detached barn conversion situated on the outskirts of Writtle and Chelmsford. Offering modern, open plan living accommodation suitable for professionals and commuters, set within an attractive agricultural setting with the convenience of fast links to Chelmsford, the A414 and surrounding villages.

DETAILS

LOCATION

The property is situated along Ongar Road, within the village of Writtle. The property is within approximately one mile of the A414 and approximately 6 miles of the M11 ensuring quick connections to Chelmsford City Centre within 3 miles and surrounding Essex areas. Chelmsford also benefits from direct rail access to London Liverpool Street within 35 minutes.

Chelmsford offers an array of shopping, restaurant and leisure amenities as well as several local schools, including King Edward Grammar School and Chelmer Valley High School.

ACCESS

Access is via a private gravel drive with a coded electric security gate.

THE PROPERTY

Ground Floor

- UPVC D/G Door with stepped access
- Open Plan Living & Dining Area: (4.3 x 4.22m) - 3 x UPVC D/G windows, 1 x Skylight, UPVC D/G patio doors to the side and tiled floor.
- Kitchen: (2.08 x 2.58m) - Tiled floor, fitted wooden cupboards with integrated fridge freezer, slimline dishwasher, electric oven with electric hobs and extractor hood over and wooden worktop.
- Wet Room: (2.83 x 1.95M) - Sink, WC, Shower heated towel rail with tiled walls and floors with open wet room area.

First Floor

- Feature Staircase access
- Bedroom: (2.95 x 1.95m Max) - Laminate flooring, UPVC D/G window to the rear with separate sky light

EXTERNALLY

Gravel driveway area with ample parking for several vehicles overlooking a communal grass area.

Field views to the rear.

Separate office area with laminate flooring, also suitable for home gym purposes.

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 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 electric underfloor heating and electric radiators and private drainage.

COUNCIL TAX BAND

The property is currently awaiting assessment for Council Tax.

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 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.