

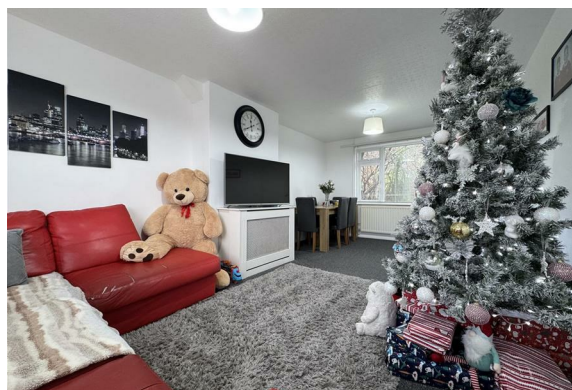


St. Augustine Road, Chadwell St Mary

£1,800 Per Calendar
Month



- Available now
- A well presented and fantastic size three bedroom family home
- Lovely size lounge/diner
- Nice size kitchen
- Utility room
- Three good size double bedrooms
- Family bathroom and separate wc
- Wonderful size rear garden with covered seating area and covered storage area



****** Available Now *****

Located on St. Augustine Road in Chadwell St Mary. Well-presented three-bedroom family home.

Welcoming entrance hallway gives access to the lounge/diner. Kitchen and utility room. Three good-sized double bedrooms and family bathroom is conveniently located on the first floor, along with a separate WC.

Nice size rear garden with patio seating area.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge/diner 19'4 x 10'9 dual aspect double glazed windows.

Kitchen 12'4 x 7'0 double glazed window to rear. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Inner hallway gives external access. Storage cupboard

Remaining appliances can be housed in the utility room 8'5 x 8'4.

First floor landing gives access to three bedrooms, bathroom and separate WC. Storage cupboard.

Bedroom one 12'0 x 10'9 double glazed window to front. Fitted wardrobes.

Bedroom two 12'3 x 8'4 double glazed window to front.

Bedroom three 10'9 x 7'2 double glazed window to rear.

Bathroom panel bath and wash hand basin. Tiling to walls. Obscure double glazed window.

Separate WC.

Externally the property has a nice size rear garden. Side access gate, shed to remain, covered seating area 12'3 x 10'3. Remaining garden is lawned. Covered storage area 20'9 x 8'1.

Council Tax Band: C

Local Authority: Thurrock

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

TENANCY FEES

1 Weeks Holding Deposit

OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

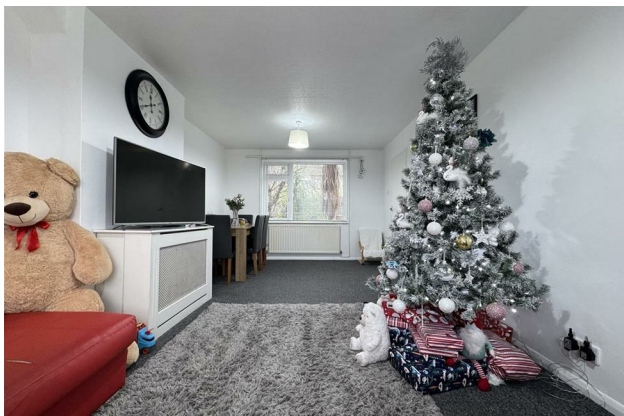
Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money.

Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme



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Local Life

Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. Grays railway station is on the C2C line with direct links into Fenchurch Street via Upminster and Barking. Or if shopping is not ideal for you, then why not visit Grays Beach. A13 road links nearby giving easy access to London.

