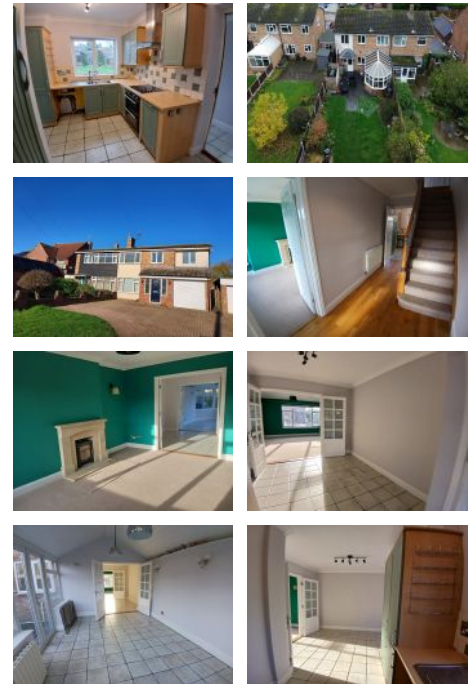




Semi-Detached: Easthorpe

Monthly £1,650

CHELMSFORD OFFICE

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

01245 231123

4 bedroom semi detached house situated a cul-de-sac in the Village of Easthorpe, in the Colchester District.

The property is situated in a peaceful village environment but has excellent links to Kelvedon (4 miles) and Marks Tey (3.5 miles) train stations.

Available from 1st October

DETAILS

LOCATION

The property is situated in the centre of the village of Easthorpe, with an established good sized rear gardens.

The village of Easthorpe has excellent links to A12, and within 2.3 miles of The Old Crown at Messing and 1.7 miles of The Alma at Copford Green.

THE PROPERTY

The property benefits from ample off road parking (4/5 cars), and has an integrated garage with insulated electric roller shutter door.

Ground Floor

- Boot Room/Utility - A useful room with washing machine and tumble drier - (tenant will be responsible for repairs)
- Downstairs WC
- Cloakroom - 4' x 6'
- Kitchen/dining area - 17' x 10' - integrated electric cooker and electric hob, fridge/freezer, space for full size dishwasher. Overlooking rear garden
- Lounge - 15' x 10' large room with log burner overlooking front garden; radiator; carpeted; decorative fireplace surround.
- Conservatory- 14' x 11'- insulated roof overlooking rear garden/ patio area.

First Floor

- Bedroom 1 - 18' x 7' 6"- radiator; carpet; en-suite bathroom with large shower, WC and hand basin; fitted wardrobes and dressing table
- Bedroom 2 - 9' x 12' - Window to front; radiator; carpet; built in cupboard
- Bedroom 3 - 9' x 9' - Window to rear; radiator; carpet; fitted wardrobes
- Bedroom 4 - 6' 6" x 9' Window to front; radiator; carpet.
- Bathroom - Bath with shower over; sink. Separate WC

EXTERNALLY

Patio and decking area, hardstanding for garden shed, side entrance.

The property is served by oil fired central heating and mains 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities.

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 oil fired central heating and mains drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C

EPC

The property is classed as Band D

TERMS

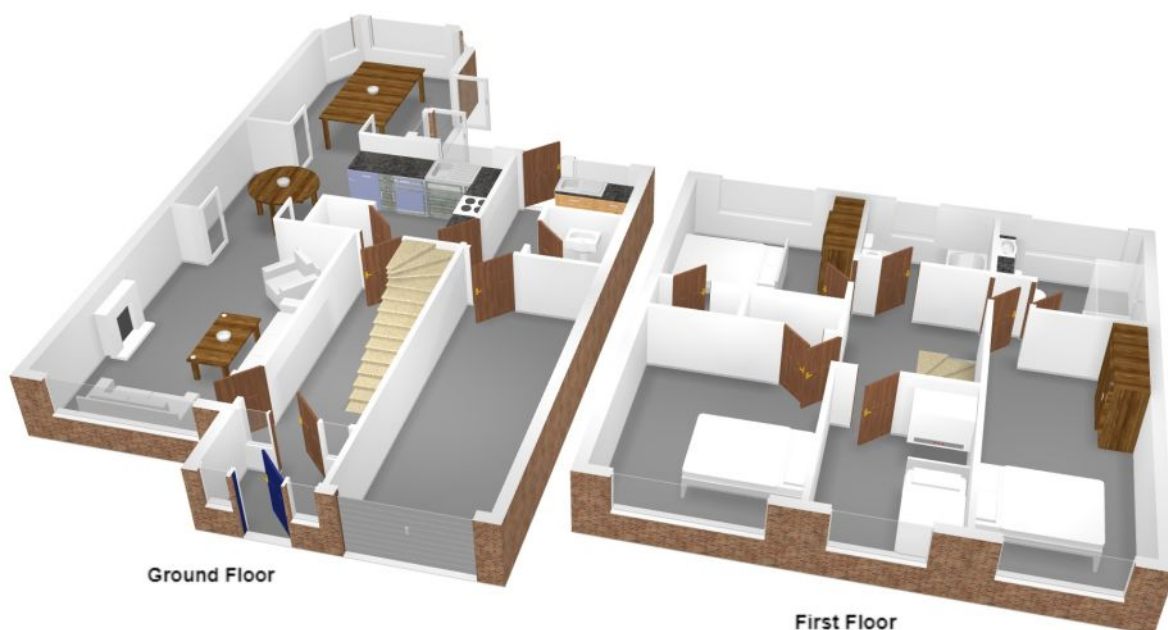
The property is to be let on an Assured Shorthold Tenancy. A 5 week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

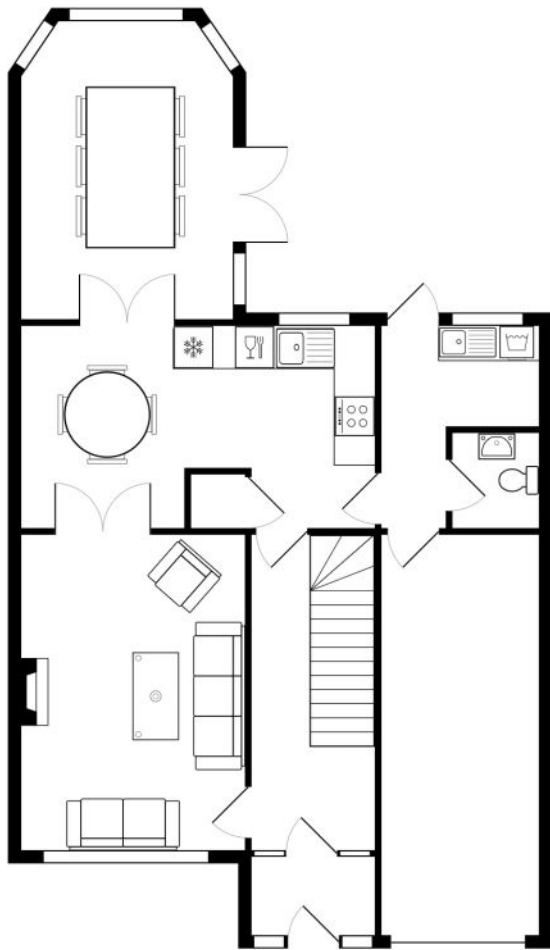
REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing.

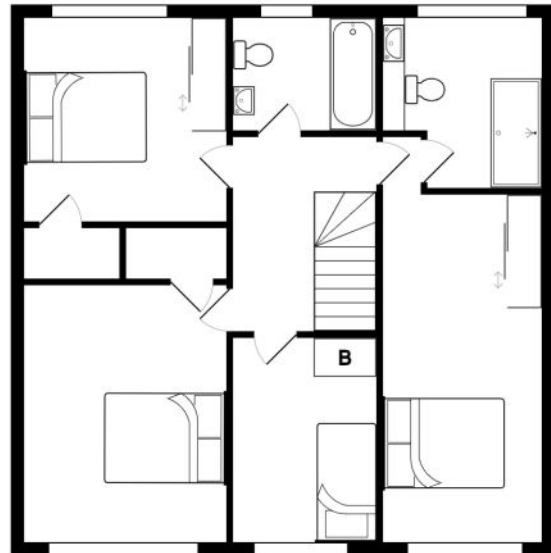
AGENTS NOTE

A director of Whirledge and Nott has a freehold interest in this property. The images displays are taken in March 2025.





Ground Floor



First Floor