



**Semi-Detached: Margaret Roding**

**Monthly £1,500**

## CHELMSFORD OFFICE

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

**01245 231123**

A delightful semi-detached property to let, set back off the road

Recently repainted and carpeted, available immediately

(Measurements are approximate)

## DETAILS

### LOCATION/SITUATION

Situated near the village of Margaret Roding on the Chelmsford Road

### THE PROPERTY

Front door opens into a small hall area

#### *Ground Floor*

- **Dining Area** - Carpeted, radiator, electric fire, window to front aspect, opening to:-
- **Kitchen** - Tiled flooring, white goods included, windows to rear aspects, pantry, door to:-

- **Utility** (2m x 1.6m) - door to garden and window overlooking garden
- **Lounge** (4.65m x 3.47m) Log burner, carpeted, windows to front and side aspects. Stairs to:
- **Bathroom** - shower over bath, toilet and basin, linoleum floor

#### *First Floor*

- **Bedroom 1** (4.68m x 3.48m) Window to front aspect, feature fireplace, carpeted, cupboard housing hot water cylinder
- **Bedroom 2** (3.29m x 2.9m) Window to front aspect, feature fireplace, carpeted.
- **Bedroom 3** (2.6m x 2.2m) Window to rear aspect, carpeted

#### **EXTERNALLY**

Garden to rear of the property, storage sheds in the back garden. Parking for two vehicles to the front of the property

Oil fired central heating - boiler outside

## **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 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 F

### **TERMS**

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

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**Whirledge  
&Nott**

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