



**Semi-Detached: Rivenhall**

**Monthly £1,500**

## RAYLEIGH OFFICE

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

**01268 783377**

Three-bedroom semi-detached cottage with large rear garden and off-road parking.

## DETAILS

### LOCATION

The property is situated in a rural location between Silver End and Rivenhall, approximately 4.5 kilometers north of the town of Witham and approximately 3.7 kilometers west of the village of Kelvedon, using straight line distances.

Both Witham and Kelvedon provide a range of local services and railway stations offering direct services to London Liverpool Street.

### THE PROPERTY

The accommodation comprises:

#### *Ground Floor*

- Entrance hall with staircase to first floor
- Living room

- Kitchen
- Utility / external toilet

#### *First Floor*

- Bedroom 1
- Bedroom 2
- Bedroom3
- Bathroom

#### *Externally*

The property benefits from front and rear gardens as well as off-road parking.

## **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. 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 private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band B.

### **EPC**

The property is classed as Band E.

### **TERMS**

The property is to be let on an Assured Periodic 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.

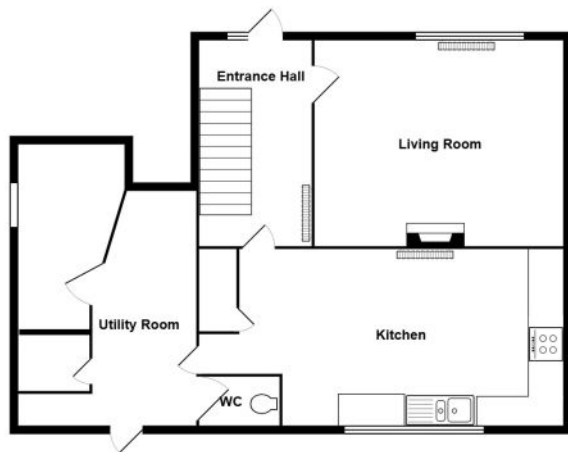
## **REFERENCES**

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing and Right to Rent checks. Referencing will include credit checks and all character and employer references.

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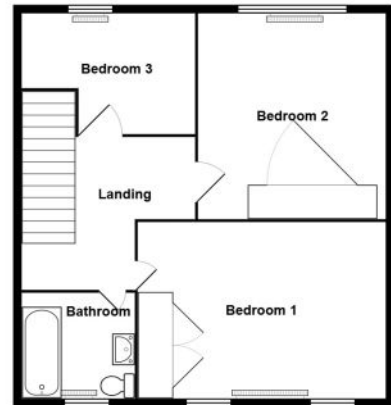
**Whirledge  
&Nott**

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**Ground Floor**  
Area: 612 ft<sup>2</sup>

Total Area: 1069 ft<sup>2</sup>



**First Floor**  
Area: 457 ft<sup>2</sup>