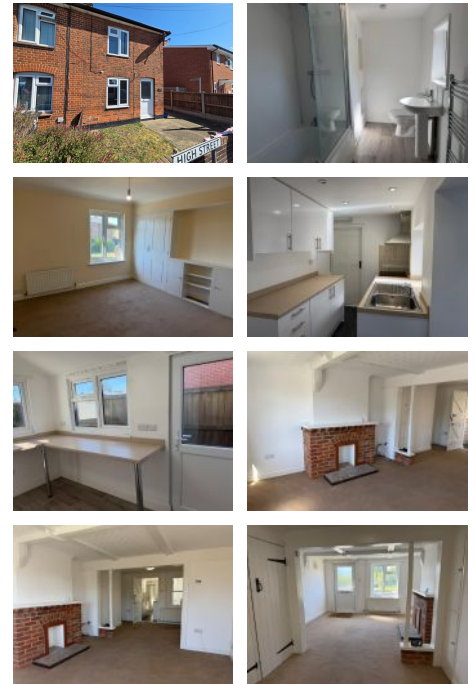




End of Terrace: Southminster

Monthly £1,125

CHELMSFORD OFFICE

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

01245 231123

Two bedroom end of terrace house located on Southminster High Street.

DETAILS

LOCATION

The property is located in Southminster approximately 0.4 miles from the mainline rail link to London Liverpool Street.

ACCESSIBILITY

The property is located on the High Street, with off road parking available.

THE PROPERTY

The accommodation comprises a kitchen, utility room/breakfast bar area, lounge/diner, downstairs WC, 2 bedrooms and a bathroom. The property benefits from double glazing throughout.

Ground Floor

- Kitchen (3.12m x 1.80m): Fitted with a range of base, drawer and

wall units with work surfaces and inset double sink.

- Lounge/Diner (6.07m x 3.66m): Decorative mantelpiece, fireplace not to be used. Fitted carpet throughout, stairs to first floor.
- Utility/Breakfast Bar Area (3.15m x 1.60m): Plumbing for washing machine, vent for tumble dryer.

First Floor

- Bedroom One (3.30m x 3.05m): Fitted cupboards, access to loft, window to front.
- Bedroom Two (2.84m x 2.62m): Built in cupboard.
- Bathroom: White suite comprising low level wc, hand wash basin, bath with shower unit.

GARDEN

Externally there is a generous rear garden with a side access leading to a patio and lawn.

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. Applicants 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 landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and sewerage, mains gas and electricity are connected.

COUNCIL TAX BAND

The property is assessed as Council Tax Band B.

EPC

The property is classed as Band D.

TERMS

The property is to be let on an Assured Periodic 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.

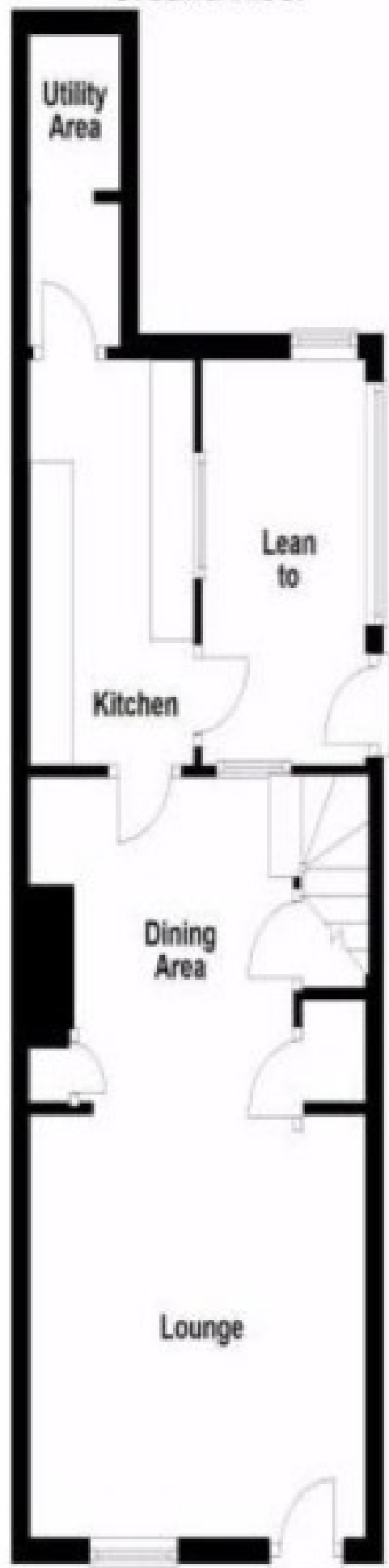
REFERENCES

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.

**Whirledge
&Nott**

Land • Property • Development

Ground Floor



First Floor

