



Semi-Detached: Blackmore

Monthly £1,275

CHELMSFORD OFFICE

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

01245 231123

Two bedroom character cottage set in rural location with attractive gardens and parking on the quiet road outside. The property is located within easy reach of Ongar, Chelmsford and Ingatestone with good access to the A414, A12 and M11.

Available from Jan 2024

(Photos are from previous letting)

DETAILS

LOCATION

The cottage is located in Norton Heath, a small village just outside of Ongar and is within easy reach of the City of Chelmsford and Ingatestone.

ACCESSIBILITY

The property is approximately 4 miles from Chipping Ongar offering a full range of amenities including a supermarket, library, junior and senior schools.

THE PROPERTY

The accommodation comprises:

Ground Floor

- **Kitchen (4.50m x 3.00m):** Fitted wall and floor units with work surfacing, space for cooker and washing machine, electric storage heater. NB There is a washing machine installed by a previous tenant and is not the responsibility of the landlord.
- **Lounge (4.50m x 3.60m):** Feature fireplace with electric fire, electric storage heater, door to stairs to first floor.

First Floor

- **Bedroom One (3.60m x 3.60m):** Fitted cupboard with shelving, convector heater.
- **Bedroom Two (3.15m x 2.50m)**
- **Bathroom:** White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, heated towel rail.

EXTERNALLY

There is a hedge and gate to the front of the property with a pathway leading to the entrance. The good size garden extends to the side and rear of the property and is mostly laid to lawn with shrubs, trees and hedged borders.

There is a brick built storage shed and timber shed.

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. 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 Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. Electric heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 weeks 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. Referencing will include credit checks and all character and employer references.

PETS

Please note that the landlord reserves the right to charge an additional rent of £50.00 per pet per month.