Whirledge &Nott

Land • Property • Development

Semi-Detached: Margaret Roding

Monthly £1,550

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 newly carpeted, available immediately

Some photos taken for previous letting

DETAILS

LOCATION/SITUATION

Situated in the village of Margaret Roding

THE PROPERTY

Front door opens into the Lounge/dining areas

Ground Floor

- **Kitchen/Diner** (5.8m x 3.2m) Linoleum flooring to dining area and kitchen, radiator, white goods included, windows to front and rear aspects, pantry, door to:-
- **Utility** (2m x 1.6m) - door to garden and window overlooking

RICS®

garden

- **Lounge** (4.65m x 3.47m) Log burner that also provides hot water, windows to front and side aspects. Stairs to:
- **Bathroom** - shower over bath, toilet and basin, tiled 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 front & rear of the property, storage sheds in the back garden. Parking for several vehicles at the side and front of the property

Oil fired central heating

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 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 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.