



Detached: Ramsden Heath, Billericay

Monthly £3,250

CHELMSFORD OFFICE

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

01245 231123

--- AVAILABLE NOW ---

Three Bedroom Fully Furnished Detached House

Gas fired central heating

Garage, Parking to front, Beautiful Garden to rear.

Currently being redecorated

DETAILS



LOCATION

Ramsden Heath is a village in Essex in the east of England. It is located approximately 8 mi (13 km) south of the county town of Chelmsford; the

closest towns are Billericay, approximately 3 mi (4.8 km) west-southwest, and Wickford, approximately 3.5 mi (5.6 km) southeast

Ramsden Heath has nearby links to the [A12](#) road southwest towards [London](#) (and the [M25 motorway](#)) and north towards Chelmsford, and the [A127](#) road west also towards London and east to [Southend-on-Sea](#). There are bus services operated by [NIBS Buses](#) and [First Essex](#), linking the village to the railway stations at [Billericay](#) and [Wickford](#), both of which are on the [Shenfield-Southend line](#) which connects to the [Great Eastern Main Line](#) to London.

The local primary school is called Downham Church of England (Voluntary Controlled) Primary School because it was once located within Downham and not Ramsden Heath.

There is also a free church and an air-conditioned village hall available for hire; it consists of a small hall, a large hall and kitchen facilities.

THE PROPERTY

Front door opening into large hallway with doors to :-

Ground Floor

- **LOUNGE - 20' x 12'** - carpet, window to front, radiator, open fireplace
- **SITTING ROOM/STUDY - 16'10 x 11** - carpet, window overlooking the garden, radiator
- **DINING ROOM - 15' x 8'** - carpet, radiator, archway to
- **L-shaped KITCHEN - 16' > 7' x 20' > 6'** - Oak units with light coloured worktops, Laminate flooring, door to garden and large window overlooking garden, Fridge freezer, Cooker & hob, Washing machine, Tumble drier, Dishwasher. Door to garage and storage area.
- **CLOAKROOM** - Basin & WC

First Floor

- **BEDROOM 1 - 13' x 12'** - Carpet, radiator, window to front. Door to Eaves cupboard.
- **BEDROOM 2 - 13' x 9'11"** - Carpet, radiator, window to rear
- **BEDROOM 3 - 10' x 7'** - Carpet, radiator, window to side.

Cupboard housing boiler & hot water tank

- **FAMILY BATHROOM** - WC, wash hand basin, Bath with Shower over, Heated towel rail

EXTERNALLY

GARAGE and parking for several vehicles at the front of the property

BEAUTIFUL GARDEN with large storage shed. GARDENER IS INCLUDED in the monthly rent

Gas Fired Central Heating

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, gas and electricity are connected.

COUNCIL TAX BAND

The property is assessed as Council Tax Band F.

EPC

The property is classed as Band E.

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 Whirlledge and Nott with the necessary

details for referencing.

Referencing will include credit checks and all character and employer references.

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