Whirledge &Nott

Land • Property • Development

Detached: Margaret Roding £1,950

CHELMSFORD OFFICE

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

01245 231123

- A lovely bright good sized detached 4 bedroom property
- Mature garden
- Close to bus service
- Oil fired central heating
- Available now
- Currently being redecorated

DETAILS Details

LOCATION

Margaret Roding is a small village situated 8 miles from the town of Dunmow and 7 miles from the city of Chelmsford,

The closest train station is 8 miles away in Chelmsford and London Stansted

RICS®

Airport is only 14.5 miles away.

THE PROPERTY

The accommodation comprises:

Ground Floor

Front door leading to a large bright hallway

- **Hallway:** Large bright hallway with tiled flooring, radiator and window to both sides, storage cupboard under stairs and plumbing for washing machine, stairs to first floor;
- **Lounge:** (19' x 11') a good sized room with wooden flooring, radiator, windows to front and French doors to the garden, open fireplace;
- **Dining Room:** (10' x 10') Lovely bright room with wooden flooring, radiator, window to front and side;
- **Kitchen**: (10'2 x 8'10) Tiled flooring continues from the hall, window overlooking garden, space for dishwasher and fridge/freezer, electric hob, built-in double oven, white units with black worktop and stainless 1.5 bowl sink, door to garden;
- **Cloakroom**: Toilet and wash hand basin

First Floor

- **Bedroom 1**: (11' x 9') Carpet, radiator, window overlooking garden;
- **Bedroom 2**: (10' x 10') Carpet, radiator, window overlooking the garden door to:-
- **Ensuite Shower Room:** Shower cubicle, basin and WC;
- **Bedroom 3:** (11' x 9'9) Carpet, radiator, window to front;
- **Bedroom 4:** (10' x 5'10") Carpet, radiator, window to front;
- **Bathroom**: WC, basin, bath with shower over

EXTERNALLY

Off road parking for 2 vehicles to the front of the property

Single garage

Good sized garden mainly laid to lawn with mature shrubs

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.

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

COUNCIL TAX BAND

The property is assessed as Council Tax Band E

EPC

The property is classed as Band D

TERMS

The property is to be let on a 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. Referencing will include credit checks and all character and employer references.