

South Primrose Hill, Chelmsford, CM1 2RG



To Let
Unfurnished
£1450pcm

2 bedrooms
2 reception rooms
1 bathroom



A Two bedroom mid terraced house, perfectly positioned within the heart of Chelmsford City centre, within easy reach of Chelmsford station and City centre. The property has undergone extensive refurbishment and is finished to a very high standard throughout.

Some details

General information

A Two bedroom mid terraced house, perfectly positioned within the heart of Chelmsford City centre, within easy reach of Chelmsford station and City centre. The property has undergone extensive refurbishment and is finished to a very high standard throughout. This stylish home offers accommodation comprising; dining room/study, living area, large contemporary kitchen, Two double bedrooms and a stunning four piece bathroom suite. To the rear of the property there is a nice sized rear garden and to the front of the property permit parking is available.

Entrance hall

10' 03" x 3' 03" (3.12m x 0.99m)

Dining room/Study/Snug

10' 03" x 6' 10" (3.12m x 2.08m)

Window to front aspect

Living area

19' 8" x 6' 10" (06m x 2.08m)

Open plan living space, which opens up into the kitchen. Stairs rising to the first floor.

Kitchen

15' 08" x 8' 07" (4.78m x 2.62m)

Brand new kitchen offering a range of base and eye level units, electric oven, with hob and extractor above, sink with drainer, fridge freezer and space for a washing machine. Side door providing access to the rear garden and window to rear aspect.

Landing

Storage cupboard.

Bedroom one

10' 6" x 10' 04" (3.2m x 3.15m)

Double bedroom with window to front aspect.

Bedroom two

16' 02" x 8' 09" (4.93m x 2.67m)

Double bedroom with skylight window. Further window to rear aspect.

Bathroom

10' 00" x 4' 07" (3.05m x 1.4m)

Stunning four piece bathroom suite comprising; panelled bath, low level WC, wall mounted wash hand basin, large shower and heated towel rail.

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1673.07

Availability: NOW

No Pets

Non Smokers

Council tax band - C

EPC rating - C

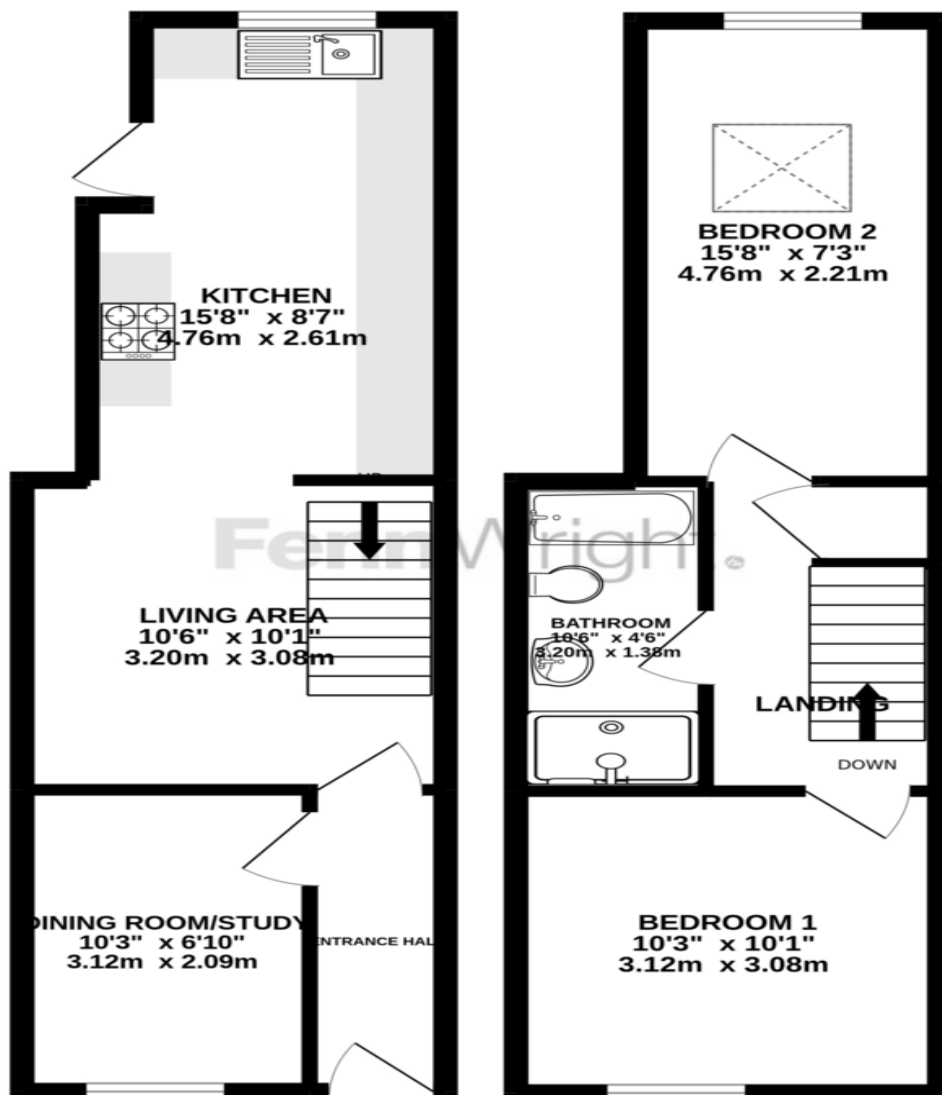
Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

To find out more or book a viewing

01245 491 111

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

