



16 WEIGHT ROAD

TO LET £1,500.00 PCM

CHELMSFORD, ESSEX, CM2 6LE

NP NICHOLAS
PERCIVAL

To Let £1,500 pcm exclusive.

Deposit: £1,730.00

Holding Deposit: £346

EPC Rating: E

A pretty 2 bedroom Victorian terrace house located in a quiet road within Chelmsford's City Centre, within walking distance to the Mainline Train Station.



Accommodation:

Entrance Hall

With wooden flooring and under stairs storage leading to:

Sitting Room: 3.24m x 3.29m

Wooden flooring, feature fireplace, shelving, neutral decoration, pretty bay window with seating, storage and wooden shutters.

Dining Room: 3.46m x 2.82m

Wooden flooring, feature fireplace, built in storage cupboard and shelving, neutral decoration, window to the rear overlooking the garden.

Kitchen: 3.79m x 2.68m

Grey shaker style kitchen with a range of base and wall units, wood effect worktop, gas oven and hob, white ceramic sink and

drainer, black tiled flooring, space for fridge/freezer and washing machine, windows to the side and rear and door leading to the garden.

Master Bedroom: 4.02m x 3.34m

Two windows to the front, one wall of built in wardrobes, drawers and shelving, carpet and neutral decoration.



Bedroom 2: 3.32m x 2.84m

Window to the rear overlooking the garden, one wall of built in wardrobes and shelving, carpet and neutral decoration.

Bathroom: 2.97m x 2.42m

White bathroom suite comprising WC, bath and large shower cubicle with cream tiling. Window overlooking the garden, airing cupboard for storage and heated towel rail.

Garden:

A pretty garden with patio and decking area, some shrubs and artificial grass. To the front the property offers an on road resident parking scheme via Chelmsford City Council.

Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk. Ref: RL11222

Agent's note:

photos were taken prior to the current Tenancy

Broadband & mobile coverage

Max download speed Superfast 37Mbps & upload speed 8Mbps available. Mobile phone coverage limited with O2. Source Ofcom



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IMPORTANT: we would like to inform prospective tenants that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). NICHOLAS PERCIVAL are proud to be members of



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