

HOME



Old Moulsham
£1,795pcm
3- bed end terrace house

Manor Road

This beautifully refurbished family home is situated in the heart of the highly popular, Old Moulsham. The period home has recently undergone some significant refurbishment work in keeping with the sought after modern décor we crave today.

Inside, you are greeted by an entrance hallway which leads to a separate dining room positioned to the front of the house and then a further separate dining room. The brand new fitted kitchen is positioned to the rear of the house, boasting a range of wall and base level units, as well as a freestanding dishwasher and fridge freezer. Whilst the property has undergone some significant improvements, some period features have been positively retained, with the bathroom being situated at the end of the kitchen. The bathroom has been completely renovated also, with a w/c, hand wash basin, washing machine and bath with a shower over head being present. To the first floor, there are three bedrooms, with the master being a particularly generous size. The second bedroom is also a double bedroom, and so often the third in this style of home is not overly spacious, however that is not the case in this instance and would be perfect for a home office, dressing room or a bedroom of course. Further benefits of the home include a brand new combination boiler installed, a good sized rear garden with a paved pathway leading to a patio area at the end, with the remainder being laid to lawn, as well as a stoned area to the side of the pathway. In addition, the property has permit parking on the road, which can be applied for via the council.

Old Moulsham
88 Moulsham Street
Essex CM2 0JF

Lettings
01245 253 377
Sales
01245 344 644
Mortgages
01245 253 370

thehomepartnership.co.uk

Floor Plans



Features

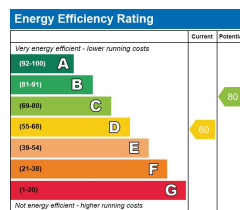
- Refurbished to a high standard
- Modern décor throughout
- Appliances included
- Three bedrooms
- Separate living room and dining room
- Well-maintained rear garden
- Permit parking on the road
- 0.8 mile walk to Chelmsford Station
- 0.4 mile walk to Moulsham Street
- Good choice of schools nearby

Agent Notes

This property is within Council Tax band C.

The annual Council Tax bill for this property is £1,768.32. This amount does not include any discounts or exemptions.

EPC Rating



(Agent Notes continued)

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

Tenant Permitted Payments

We will charge a tenant the following:

- to secure a property a holding deposit of no more than one weeks' rent;
- a security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year;
- the rent;

* We may charge a tenant the following default fee's/payments:

- default fee for late payment of rent (after 14 days);
- reasonable charges for lost keys or security fobs;
- payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant;
- payments associated with early termination of the tenancy, when requested by the tenant; and
- payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

** Tenants T&C's can be supplied on request.. holding deposit is refundable subject to the T&C's

Company Let Fee's Apply (non housing act tenancy): Admin fee £300 inclusive of VAT.
Tenancy renewal fee £150 inclusive of VAT.

