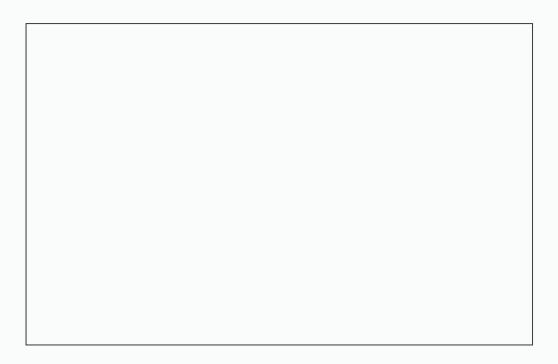
**Aukingford Gardens, Ongar, CM5** £1,600pcm



# **Property Description**

AVAILABLE NOW IS THIS TWO DOUBLE BEDROOM END OF TERRACED WITHIN EASY REACH OF LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. The property comprises of a lounge area, dining room, fully fitted kitchen, family bathroom and two double bedrooms. In addition the property offers allocated parking and a rear garden. The property is available on an UNFURNISHED BASIS.

EPC Rating: E





# **Key Features**

- ✓ AVAILABLE NOW
- ✓ TWO DOUBLE BEDROOMS
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ CHARACTER FEATURES
- ✓ MODERN FAMILY BATHROOM
- ✓ TRANSPORT LINKS
- ✓ UNFURNISHED

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## Rooms

**Front Door** 

Lounge Area 8′ 11″ x 6′ 8″ (2.72m x 2.02m)

Dining Room 12' 8" x 10' 11" (3.85m x 3.33m)

Kitchen 9′ 1″ x 6′ 8″ (2.78m x 2.02m)

Family Bathroom 6' 7" x 5' 6" (2m x 1.67m)

#### **Stairs Leading To:**

Bedroom One 13' 6" x 11' 3" (4.12m x 3.43m)

4.129m > 3.505m x 3.438m

Bedroom Two 12′ 7″ x 11′ 3″ (3.83m x 3.43m)

**Rear Garden** 

#### **Allocated Parking**

#### TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

#### DATE

The Earliest date the property will be available is the 18th March 2022 subject to references.

#### **HOLDING DEPOSIT**

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

### DEPOSIT

The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

### FURNITURE

The property is available on an UNFURNISHED basis, although there are white goods included.

### **UTILITY BILLS**

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.

# **External Areas**

Garden

Allocated Parking 2 Parking Spaces





#### Hammond & Smith

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements