



Prospect Avenue Stanford-le-Hope SS17 0NH

- Newly Decorated Throughout
- 4 BEDROOM SEMI DETACHED HOUSE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- FITTED KITCHEN
- OFF ROAD PARKING
- GOOD SIZE THROUGH LOUNGE
- GROUND FLOOR BATHROOM/WC
- EN SUITE
- NEW CARPETS
- AVAILABLE DECEMBER



AVAILABLE DECEMBER 2024

Situated with an excess of Stanford Le Hope Station is this four bedroom semi detached family home. The property has been recently decorated a new carpets throughout benefits include a good size through lounge, fitted kitchen, ground floor bathroom, ensuite shower to bedroom four off-street parking, gas central heating, double glazing and a good size rear garden. Ideal family home.

£1,800 PCM Freehold

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please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Entrance

Double glazed entrance door into entrance porch with double glazed windows to two aspects and door through to entrance hall.

Entrance Hall

Double glaze window to side, stairs to first floor, built in storage cupboard and laminated flooring.

Ground Floor Bathroom

7' 3" x 5' 8" (2.21m x 1.73m) Double glaze window to side, paddle bath with shower over, low-level flush WC, wash hair basin, parts of walls, radiator and tile flooring.

Through Lounge

10' 3" x 21' 6" (3.12m x 6.55m) Double glazed window to front, two radiators and laminated flooring.

Kitchen

8' 9" x 12' 4" (2.67m x 3.76m) Double glazed window to rear plus double glaze door to rear garden, single drain a sink unit, a range of wall and base units with solid wood work surfaces, built in fridge freezer, built in cooker, part to walls and tile flooring.

Landing

Double glaze window to side, stairs leading to second floor, doors to rooms and fitted carpet.

Bedroom 1

9' 11" x 10' 5" (3.02m x 3.17m) Double glazed window to front, radiator and fitted carpet.

Bedroom 2

9' 8" x 11' 4" (2.95m x 3.45m) Double glazed window to front, radiator and fitted carpet.

Bedroom 3

6' 5" x 7' 2" (1.96m x 2.18m) Double glazed window to rear, radiator and fitted carpet.

Bedroom 4/Loft

11' 5" x 13' 4" (3.48m x 4.06m) Double glazed window to rear, radiator, fitted wardrobes and fitted carpet.

Ensuite

Double glaze windows, wall mounted wash handbasin, low-level WC, shower and flooring.

Rear Garden

66' 0" (20.12m) Patio area, side access, path leading to outbuilding and remains a laid to lawn.

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

Tenant Information:

CLIENT MONEY PROTECTION (CMP) Reference- C005415 PROVIDED BY: ARLA
INDEPENDENT REDRESS PROVIDED : TPOs Membership number: NO1199

Holding deposit:

You will be required to pay one weeks holding deposit upfront prior the referencing being carried out, this will then be offset to the first month rent if agreed to by the tenant.

Deposit:

A refundable tenancy deposit capped at no more than five weeks in clear funds prior signing the tenancy agreement, upon signing the tenancy agreement we will then register the deposit with the deposit protection service acting in lines with the DPS guidelines.

Rent:

You will be required to pay one month's rent, this must be received in clear funds prior to signing the tenant agreement.

Payment in the event of a default of the tenant:

In event of late payment of rent, charge for payment that has been outstanding for 14days or more and with interest at no more than an annual percentage rate of 3% above the Bank of England base rate for each day that the payment is outstanding.

The act does not affect the landlord's entitlement to recover damages for breach of the tenancy agreement by way of deduction from the tenancy deposit or through the courts or an agent's entitlement to recover damages through the courts for breach of an agreement between them and relevant person.

Payments associated with early termination of the tenancy, when requested by the tenant:

If a tenant requests to leave before the end of their tenancy a landlord or agent is entitled to charge an early termination fee, which must not exceed the loss they have suffered in permitting the tenant to leave early.

Payments on assignment, novation or variation of a tenancy when requested by the tenant capped at £50.00, or reasonable costs incurred if higher:

If the tenant requests a change to their tenancy agreement, for example, a change of sharer, a landlord or agent is entitled to charge up to £50.00 for the administration involved in amending the tenancy agreement or the amount of their reasonable costs, if that is higher. Should the costs involved be higher than £50.00 then we will demonstrate to the tenant that any fee charged above £50.00 is reasonable and provide evidence of this cost through invoices or receipts.

Assignment:

Is the process whereby a person, the assignor, transfers rights, obligations or benefits to another, the assignee for example, where a new tenant take the place of another in a flat share arrangement.

Novation:

This is different from assignment, it involves the creation of a new contract and requiring consent of all