



# 15 The Windmills, Broomfield, Chelmsford, Essex, CM1 7FD

- TWO BEDROOM END OF TERRACE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- ALLOCATED PARKING SPACE
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO CHAIN
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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Being offered to the market with NO ONWARD CHAIN, is this TWO BEDROOM END OF TERRACE family home having a well fitted kitchen, lounge and separate dining room, spacious first floor bathroom, gas fired heating and sealed unit double glazing, all with the benefit of a large rear garden offering the scope to build a workshop/home office if required, one allocated parking space plus visitors' parking subject to availability. (Council Tax Band - C)

Broomfield is one of Chelmsford's most sought after village areas, catering for numerous everyday needs including Co-op convenience store, public houses and a selection of schooling for all age groups including junior, infants and the Chelmer Valley school that is close by. Regular bus services serve Chelmsford City Centre for more comprehensive amenities to include vibrant high street and main line rail station.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### ENTRANCE HALLWAY

Stairs rising to first floor, under stairs storage cupboard, doors to:

### DINING ROOM

10' 4" x 9' 0" (3.15m x 2.74m)

Double glazed window to front.

### LOUNGE

14' 0" x 9' 5" (4.27m x 2.87m)

Double glazed door to the rear garden.

### KITCHEN

10' 4" x 7' 1" (3.15m x 2.16m)

Fitted with a range of base and wall mounted storage cupboards, integrated electric oven and hob with extractor over, wall mounted gas boiler, integrated fridge/freezer, integrated washing machine, double glazed window to rear.

### FIRST FLOOR LANDING

Loft access, storage cupboard, doors to:

### BEDROOM ONE

14' 1" x 10' 5" (4.29m x 3.17m)

Double glazed window to rear

### BEDROOM TWO

10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to front.

### BATHROOM

7' 6" x 7' 1" (2.29m x 2.16m)

Panelled bath with shower over, low level wc, wash hand basin, heated towel rail, obscure double glazed window to rear.

### EXTERIOR

The property is situated on a walkway with a side gate that leads to the rear garden which commences with a patio area with the remainder being laid to lawn. There is also a separate garden area linked with the property and this can also be included in the purchase of the property at asking price only. There is an allocated parking space and visitors bays subject to availability.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED.

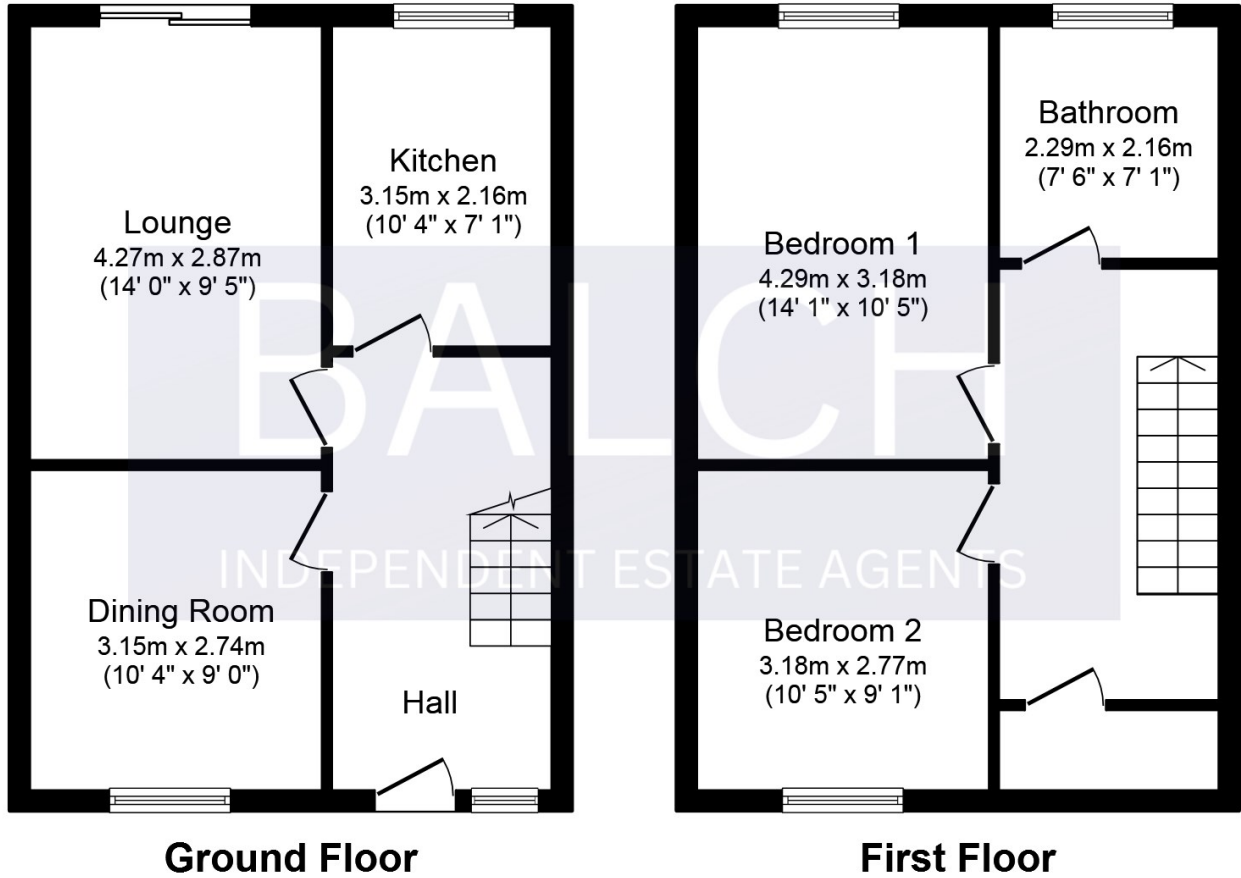
### VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

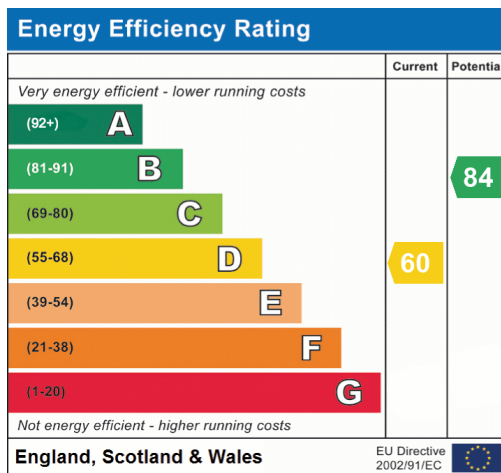
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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