



59 Barlows Reach, Chelmer Village, Chelmsford, Essex, CM2 6SN

- THREE BED END OF TERRACE
- LOUNGE/DINER
- FITTED KITCHEN
- FAMILY ROOM
- FIRST FLOOR SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE IN BLOCK
- ALLOCATED PARKING SPACE
- POPULAR LOCATION
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

A THREE BEDROOM END-OF-TERRACE FAMILY HOME which has been extended to the ground floor offering a lounge/diner with access to the kitchen and a family room, gas fired radiator central heating, sealed unit double glazing and a shower room and three bedrooms to the first floor. A garage in block is close at hand and there is an additional parking space within the resident's car park closeby. (Council Tax Band - C) NO ONWARD CHAIN

Chelmer Village is a popular residential area to the East of this vibrant City of Chelmsford catering for a variety of shops to be found within the village square to include the Asda Superstore, schooling and, of course, regular bus services to the City Centre for more comprehensive amenities together with the main line rail station.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into entrance hall.

ENTRANCE HALL

Stairs rising to first floor, access to kitchen and lounge/diner

LOUNGE

21' 1" x 10' 1" (6.43m x 3.07m)

Double glazed window with views over the open greensward to the front, access to the kitchen and family room.

KITCHEN

14' 0" x 7' 10" (4.27m x 2.39m)

Fitted with a range of base and wall mounted storage cupboards and breakfast bar, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven and hob with extractor over, stainless steel sink unit, double glazed window and door to rear.

FAMILY ROOM

10' 1" x 8' 10" (3.07m x 2.69m)

Accessed from the lounge/diner, double glazed doors lead to the rear garden.

FIRST FLOOR LANDING

Loft access, double glazed window to side, cupboard housing the gas combination boiler, doors to:

BEDROOM ONE

12' 0" x 9' 6" (3.66m x 2.90m)

Double glazed window to rear.

BEDROOM TWO

12' 2" x 8' 9" (3.71m x 2.67m)

Double glazed window to front.

BEDROOM THREE

9' 2" x 9' 2" (2.79m x 2.79m) MAX

Double glazed window to front.

FAMILY SHOWER ROOM

Independent shower cubicle, wash hand basin, low level wc, obscure double glazed window to rear.

EXTERIOR

The property is located on a walkway with a garage in block and an allocated parking space within the residents car park. The rear garden commences with a decked area with the remainder being laid to lawn.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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