



2 Canuden Road, Chelmsford, Essex, CM1 2SX

- Semi - Detached House
- Corner Plot
- Two Bedrooms
- Extended
- Garage and Driveway
- Potential For Further Extension Subject to Planning



PROPERTY DESCRIPTION

Situated within the sought after Beechenlea development to the west of Chelmsford city centre situated approximately 1.2 of a mile of Chelmsford's mainline train station and city centre is this extended two-bedroom semi- detached home presented in good order. Accommodation is bright and airy throughout with a well-considered flow, to the ground floor is a spacious living room, conservatory, shower room and kitchen / dining room. To the first floor are two double bedrooms and family bathroom. Externally the property is positioned on a spacious corner plot and benefits from off road parking and a garage. To the rear is a good size, well presented rear garden with a summerhouse.

The property is located within walking distance of well-regarded schools including King Edward VI and County High School for girls grammar schools, Westlands primary school and Hylands high school. Chelmsford city centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11.



ROOM DESCRIPTIONS

Property Information

(With Approximate Room Sizes)

Entrance door leading into:

Entrance Porch

1.78m x 1.12m (5' 10" x 3' 8")

Windows to front and side aspects, door leading through to entrance hallway.

Entrance Hallway

Stairs rising to first floor, doors leading through to the downstairs accommodation and storage cupboards.

Living Room

3.87m x 5.56m (12' 8" x 18' 3")

Bay window to front aspect, doors and windows to the rear leading into the;

Conservatory

2.5m x 2.56m (8' 2" x 8' 5")

Windows to rear and side aspects, door leading to rear garden

Fitted Kitchen / Dining Room

2.4m x 5.4m (7' 10" x 17' 9") Window to front and rear aspects, range of fitted wall and base units with work surfaces over, integrated electric oven and hob, space for appliances and inset sink with drainer. Door to the side leading to the inner lobby.

Shower Room

2.26m x 1.61m (7' 5" x 5' 3")

Window to rear aspect, low level WC, wash hand basin, double width shower cubicle.

Inner Lobby

Door to rear aspect leading to the garden, door to side leading into the garage.

Garage

2.53m x 5.33m (8' 4" x 17' 6")

Up and over door to front aspect.

First Floor Landing

Window to side aspect, access to bedrooms and bathroom.

Bedroom One

4.85m x 2.94m (15' 11" x 9' 8")

Window to front aspect, storage cupboard.

Bedroom Two

3.66m x 2.75m (12' 0" x 9' 0")

Window to rear aspect.

Bathroom

1.98m x 1.68m (6' 6" x 5' 6")

Window to rear aspect, low level WC, wash hand basin.

Exterior

The property is situated on a corner front. To the front of the property is a front garden with an area laid to lawn with a selection of shrubs and flowers, a block paved driveway provides off road parking to the front and side and provides access to the garage. A timber outbuilding is located to the side of the driveway. To the rear is an enclosed rear garden. The rear garden commences with a paved patio area, the remainder is laid to lawn and there is a timber summer house.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - C

EPC - TBC

We understand the property is concrete construction.

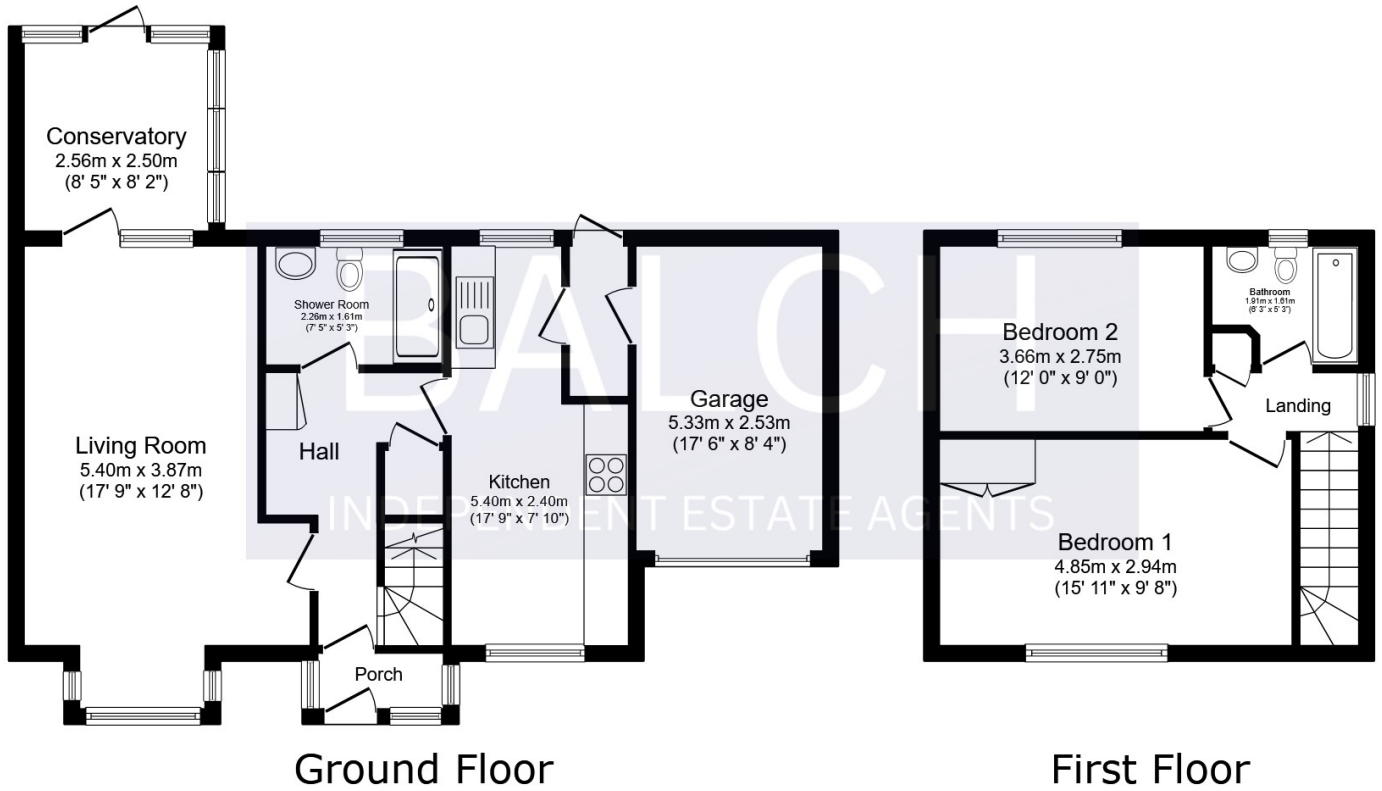
Viewings

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(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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