



# 31 Hearsall Avenue, CHELMSFORD, Essex, CM1 7DD

- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- LOUNGE / DINER
- FITTED KITCHEN
- WHITE SUITE BATHROOM
- NO ONWARD CHAIN
- PLEASANT REAR GARDEN
- DRIVEWAY
- SINGLE GARAGE
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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SET WITHIN A CUL-DE-SAC LOCATION IS THIS TWO BEDROOM SEMI DETACHED BUNGALOW. THE ACCOMMODATION COMPRISES OF AN ENTRANCE HALL, FITTED KITCHEN, LOUNGE/DINER AND TWO BEDROOMS. THE PROPERTY FURTHER BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, DRIVEWAY PROVIDING OFF ROAD PARKING, SINGLE GARAGE AND A PLEASANT WELL MAINTAINED REAR GARDEN. NO ONWARD CHAIN (COUNCIL TAX BAND - C)

THE PROPERTY IS LOCATED TO THE NORTH OF CHELMSFORD IN THE PARISH OF BROOMFIELD, BEING WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND BUS STOP WITH SERVICES TO CHELMSFORD CITY CENTRE, WHICH OFFERS AN ARRAY OF SHOPS, RESTAURANTS AND RAILWAY SERVICES TO LONDON LIVERPOOL STREET.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

DOUBLE GLAZED ENTRANCE DOOR LEADS INTO ENTRANCE HALL

### ENTRANCE HALLWAY

LOFT ACCESS, RADIATOR, DOORS TO:

### KITCHEN

10' 7" x 9' 0" (3.23m x 2.74m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE UNITS, DOUBLE GLAZED WINDOW TO SIDE AND REAR, DOUBLE GLAZED DOOR TO REAR GARDEN, RADIATOR, CERAMIC SINK UNIT, INTEGRATED ELECTRIC OVEN AND HOB WITH EXTRACTOR OVER, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE/FREEZER, SPOTLIGHTS, AIRING CUPBOARD WHICH ALSO HOUSES THE GAS BOILER.

### BATHROOM

OBSCURE DOUBLE GLAZED WINDOW TO SIDE, LOW LEVEL WC, VANITY WASH HAND BASIN, SPOTLIGHTS, PANELLED BATH WITH SHOWER OVER, TILED SURROUND.

### BEDROOM TWO

10' 2" x 8' 10" (3.10m x 2.69m)

DOUBLE GLAZED WINDOW TO FRONT, RADIATOR.

### BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.95m)

DOUBLE GLAZED WINDOW TO FRONT, RADIATOR

### LOUNGE/DINER

16' 5" x 10' 10" (5.00m x 3.30m)

RADIATOR, DOUBLE GLAZED WINDOW TO REAR, ELECTRIC FEATURE FIREPLACE.

### EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS A DRIVEWAY PROVIDING OFF ROAD PARKING, SINGLE GARAGE WITH UP AND OVER DOOR AND POWER AND LIGHT CONNECTED, SIDE GATE LEADS TO THE REAR GARDEN WHICH COMMENCES WITH A PATIO AREA WITH THE REMAINDER BEING LAID TO LAWN WITH FLOWER AND SHRUB BORDERS.

### 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



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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