



66 Mendip Road, Chelmsford, Essex, CM1 2HR

- TWO BEDROOM TERRACED
- KITCHEN/DINING ROOM
- LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WALKWAY POSITION
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC BAND (C)
- COUNCIL TAX BAND - B



PROPERTY DESCRIPTION

A two double bedroom terraced home with south facing rear garden, situated on a walk way position at the end of a cul-de-sac. The property is being sold with no onward chain and is positioned within close proximity of local schools, Morrison and Co-op super markets, Doctors Surgery and Chelmsford Athletic club. Bus routes connect into the City centre for comprehensive shopping facilities, restaurants and bars, main line rail station with fast and frequent trains to Liverpool Street. (Council Tax Band-B)



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into entrance hall.

ENTRANCE HALLWAY

Sealed unit door and window to front, stairs to first floor. Radiator.

LOUNGE

15' 11" x 10' 5" (4.85m x 3.17m)

Sealed unit window to front, 2 radiators, tv point, fireplace, sealed unit sliding patio doors to;

KITCHEN/DINING ROOM

15' 11" x 10' 7" (4.85m x 3.23m)

Sealed unit window to front, radiator, sealed unit glazed door and window to rear. Base and wall mounted units with roll top work surfaces, electric freestanding cooker, fridge and washing machine. One and a half bowl sink and drainer, cupboards beneath.

LEAN TO CONSERVATORY

10' 5" x 7' 11" (3.17m x 2.41m)

Aluminium framed single glazed construction, doors to garden

FIRST FLOOR LANDING

Sealed unit window to rear, airing cupboard with fitted shelving, doors to;

BEDROOM ONE

15' 11" x 9' 2" (4.85m x 2.79m)

Sealed unit window to front and rear, radiator, built in wardrobes and overhead storage cupboards.

BEDROOM TWO

10' 5" x 9' 9" (3.17m x 2.97m)

Two sealed unit windows to front, bulkhead storage cupboard housing gas central heating boiler. fitted double wardrobe, radiator.

BATHROOM

Suite comprising, panel enclosed bath with electric shower over, wash hand basin, low flush w.c, sealed unit window to rear. Part tiled walls.

EXTERIOR

Open plan garden to front laid to lawn, side access through alley to rear garden which commences with two brick built storage sheds, patio area, south facing with majority of boundaries panel fenced. Lawned area with established flower and shrub borders.

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. NB: We are required by HMRC to request ID from all purchasers and vendors

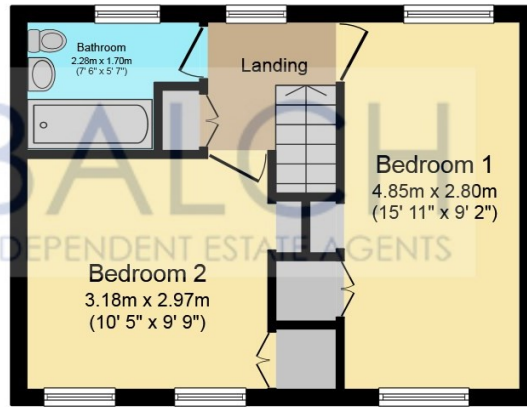


FLOORPLAN & EPC



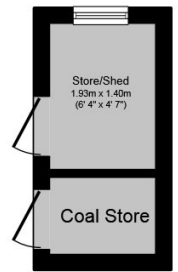
Ground Floor

Floor area 40.3 sq.m. (433 sq.ft.) approx



First Floor

Floor area 31.5 sq.m. (339 sq.ft.) approx



Outbuilding

Floor area 1.5 sq.m. (16 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		71	
(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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