



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

- LOUNGE 13'2 x 11'6
- KITCHEN DINING AREA 13'6 X 11'6
- GROUND FLOOR CLOAKROOM
- TWO CUPBOARDS TO HALLWAY
- BEDROOM ONE - 12'3 X 10'8 PLUS DBL WARDROBE
- BEDROOM TWO - 11'10 X 11'7 PLUS DBL WARDROBE
- BEDROOM THREE - 8'2 X 7'2
- MAIN MODERN REFITTED SHOWER ROOM





## PROPERTY DESCRIPTION

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WE ARE PLEASED TO OFFER TO LET THIS END TERRACED THREE BEDROOM HOUSE SITUATED ON A WALKWAY POSITION WITH PARKING FOR ONE CAR. SITUATED ADJACENT TO BROOMFIELD HOSPITAL. DOUBLE WARDROBES TO BEDROOM ONE AND TWO, LARGE KITCHEN DINING ROOM, MODERN REFITTED SHOWER ROOM (NO BATH) WEST FACING REAR GARDEN, AVAILABLE SOON.



## ROOM DESCRIPTIONS

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### Property Information

(with approximate room sizes)

Double glazed front door leads into the entrance hallway.

### Entrance Hallway

Tiled flooring, large cupboard with double doors, understairs storage cupboard, doors leading to Lounge and Kitchen, and Ground Flr Cloakroom. Double glazed rear door to patio and rear garden.

### Lounge

13' 2" x 11' 6" (4.01m x 3.51m) Double glazed window to front aspect, radiator, laminate flooring.

### Kitchen Dining Area

11' 6" x 13' 6" (3.51m x 4.11m) Modern kitchen with a full range of eye and base level units, stainless steel 1 1/2 sink with mixer taps. Fitted inbuilt fridge and freezer. Gas hob with stainless extractor fan above. Built in electric grill and cooker. Space for washing machine,. Tiled flooring, dining area. Double Glazed window to rear aspect.

### Ground Floor Cloakroom

Low level WC, wash hand basin, tiled flooring, obscured double glazed window to rear aspect. Radiator.

### Family Shower Room

Modern double width walk in shower with fixed glass screen, tiled flooring. Low level WC, wash hand basin. Heated towel rail, obscured double glazed window to rear aspect.

### Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m) plus recess for wardrobe. Double glazed window to rear aspect, built in double wardrobe with hanging space, radiator. Laminate flooring.

### Bedroom Two

11' 10" x 11' 7" (3.61m x 3.53m) Double glazed window to front aspect, radiator, laminate flooring, double wardrobe with hanging space.

### Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m) Double glazed window to front aspect, radiator.

### Exterior

Rear garden commences with patio area, remainder laid mainly to lawn, additional garden space to side of house. Outside tap. Car parking for one car.

### Viewings

BY PRIOR APPOINTMENT WITH BALCH LETTINGS AGENTS.

PLEASE NOTE THESE MEASUREMENTS SHOULD NOT BE RELIED UPON FOR CARPETS AND FURNISHINGS.



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