



16 Colley Road, Chelmsford, Essex, CM2 7JH

- FOUR BEDROOM DETACHED
- 23FT LOUNGE/DINER
- FITTED KITCHEN
- CLOAKROOM
- FIRST FLOOR FAMILY SHOWER ROOM
- OFF ROAD PARKING
- SINGLE GARAGE
- PLEASANT FRONT AND REAR GARDENS
- NO ONWARD CHAIN
- SEPARATE AMENITY LAND OPPOSITE AVAILABLE TO PURCHASE BY SEPARATE NEGOTIATION



PROPERTY DESCRIPTION

Located to the south side of Chelmsford in the popular village of Great Baddow, is this four bedroom detached family home. The accommodation that is offered with NO ONWARD CHAIN and comprises of an entrance porch, entrance hall, cloakroom, 23ft lounge/diner and a fitted kitchen to the ground floor with a spacious landing, family shower room and four double bedrooms to the first floor. The property further benefits from double glazed windows, pleasant front and rear gardens, driveway providing off road parking and a single garage with an electric roller shutter door. There is also the option to purchase by separate negotiation a piece of amenity land which is located opposite the property and has development potential subject to the necessary consents. (Council Tax Band - E)

The property favours a location within a leisurely stroll of the Vineyards shopping precinct catering for all of those everyday needs and not forgetting of course that there is a good choice of schooling at hand for all age groups and easy access to Chelmsford's vibrant city centre for a more comprehensive selection of shopping, restaurants, wine bars, cinemas and main line rail station. For those requiring the benefit of access to the M25 orbital motorway the A12 and A130 are close at hand.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

10' 5" x 4' 8" (3.17m x 1.42m)

Door to entrance hallway.

ENTRANCE HALLWAY

Stairs rising to first floor, cupboard housing the electric warm air central heating system, understairs storage cupboard, doors to:

CLOAKROOM

Obscure window to front, low level wc, wash hand basin.

LOUNGE/DINER

15' 5" > 11'5 x 23' 6" (4.70m x 7.16m)

Double glazed window to front and rear, double glazed door giving access to the rear garden.

KITCHEN

14' 10" x 8' 10" (4.52m x 2.69m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, double glazed door to side, stainless steel sink unit, space and plumbing for a variety of appliances.

SPACIOUS FIRST FLOOR LANDING

Double glazed window to front, loft access, doors to:

BEDROOM ONE

15' 5" x 12' 9" (4.70m x 3.89m)

Double glazed window to rear.

BEDROOM TWO

14' 5" x 10' 11" (4.39m x 3.33m)

Airing cupboard, double glazed window to rear.

BEDROOM THREE

12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed window to front.

BEDROOM FOUR

10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to front.

FAMILY SHOWER ROOM

Obscure double glazed window to front, independent shower cubicle, low level wc, wash hand basin, fully tiled surround.

EXTERIOR

To the front of the property there is a garden area and a driveway that provides off road parking which in turn leads to the single garage with electric roller shutter door with power and light connected. There is side access that leads to the rear garden which is laid to lawn with a variety of flower, trees and shrubs. The wooden shed is to remain.

AMENITY LAND - DEVELOPMENT POTENTIAL

Opposite the property there is a piece of amenity land that can be purchased by separate negotiation and has development potential subject to the necessary consents. (this is on a separate title from the property itself).

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.

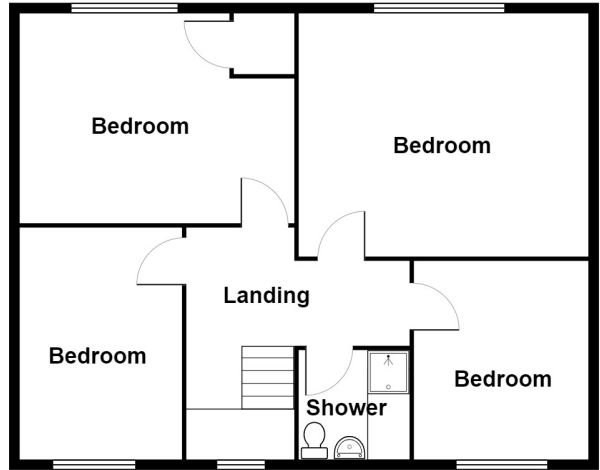
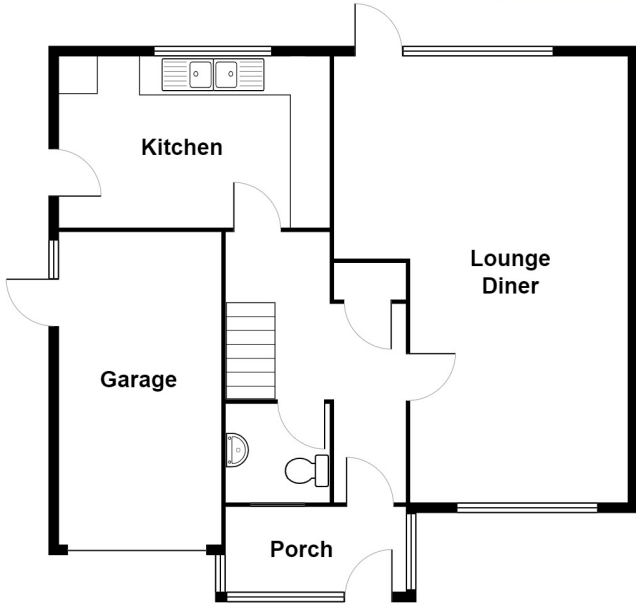


FLOORPLAN & EPC



Ground Floor
Area: 71.0 m² ... 764 ft²

1st Floor
Area: 65.1 m² ... 701 ft²



Total Area: 136.1 m² ... 1465 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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