



10 Whyverne Close, Chelmsford, Essex, CM1 6UD

- TWO BEDROOM SEMI DETACHED
- DRIVEWAY PARKING
- LOUNGE/DINING ROOM
- REFITTED KITCHEN
- CONSERVATORY
- DOUBLE LENGTH GARAGE
- SOUTHERLY FACING GARDEN
- POPULAR LOCATION
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STP)



PROPERTY DESCRIPTION

BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS TWO BEDROOM SEMI-DETACHED PROPERTY which is located within this quiet cul-de-sac on the Uplands Development. The accommodation comprises an entrance porch, entrance hall, lounge/dining room, conservatory, re-fitted kitchen, bathroom with white suite, two double bedrooms, gas fired radiator central heating, sealed unit uPVC replacement windows, DOUBLE LENGTH GARAGE, OFF-ROAD PARKING TO THE FRONT, A SOUTHERLY FACING GARDEN AND HAS POTENTIAL TO EXTEND (STP). (Council Tax Band - C)

The property is in the catchment area for excellent schooling at Nabbotts Primary and Boswells School and within close proximity of the new Railway Station which is due to be completed in 2025. Bus routes connect to Chelmsford City Centre offering excellent shopping facilities, entertainments and main line rail service to London - Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance porch.

ENTRANCE PORCH

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Stairs rising to first floor, understairs storage cupboard, door to kitchen and door to lounge/dining room.

RE-FITTED KITCHEN

9' 5" x 6' 7" (2.87m x 2.01m)

Fitted with a range of base and wall mounted storage units, double glazed window to front, undercounter fridge/freezer, washing machine, integrated electric oven and hob, cupboard housing the Vaillant gas boiler.

LOUNGE/DINING ROOM

14' 2" x 12' 6" (4.32m x 3.81m)

Double glazed patio doors into the conservatory.

CONSERVATORY

10' 4" x 8' 9" (3.15m x 2.67m)

Double glazed doors opening onto the rear garden, door to the double length garage.

LANDING

Doors to:

BEDROOM ONE

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to rear.

BEDROOM TWO

8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to front, storage cupboard.

BATHROOM

Obscure double glazed window to side, white suite comprising a low level wc, wash hand basin with panelled bath and shower over.

EXTERIOR

To the front of the property there is a paved driveway providing parking for approximately 2 vehicles and gives access to the double length garage which has an up and over door with power and light connected. The rear garden has a raised decked area with the remainder being laid to lawn and measures approximately 50ft in depth.

SERVICES

ALL MAIN SERVICES ARE CONNECTED.

VIEWINGS

By prior appointment with BALCH ESTATE AGENTS .

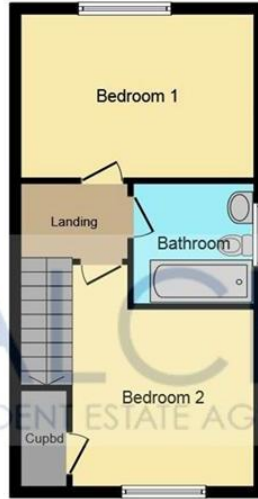
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



Ground Floor



First Floor

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+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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