

FOR SALE

£625,000 Freehold



# 10 Gepp Place, Chancellor Park, Chelmsford, Essex, CM2 6QS

- FOUR BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN/DINER/GARDEN ROOM TO THE GROUND FLOOR
- FIRST FLOOR FAMILY BATHROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FIRST FLOOR LOUNGE WITH JULIET BALCONY
- CAR PORT AND OFF ROAD PARKING
- SINGLE GARAGE
- LOW MAINTENANCE REAR GARDEN
- POPULAR CHANCELLOR PARK DEVELOPMENT
- VIEWING HIGHLY RECOMMENDED





## PROPERTY DESCRIPTION

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Located on the popular Chancellor Park Development is this spacious four bedroom family home which is spread over three floors. The accommodation comprises of an entrance hall, cloakroom, kitchen/diner and garden room to the ground floor with two bedrooms, family bathroom and lounge on the first floor and the top floor consisting of two bedrooms with one of the bedrooms having the benefit of an en-suite shower room. The property further benefits from gas central heating, double glazed windows, car port, single garage and a low maintenance rear garden. (Council Tax Band - E)

The property is located within the popular and modern development of Chancellor Park, local amenities are within walking distance, including a selection of local shops, recreational facilities and Asda supermarket. Chelmsford's city centre offers a wider selection of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. There are a selection of well-regarded schools within close proximity including the Chancellor Park Primary School, Chelmsford also offers two of the country's top performing grammar schools, private schools including New Hall, Writtle Agricultural college and Anglian Ruskin University. There is a regular bus service providing access to the City Centre. Chelmsford's mainline station provides a direct service to London Liverpool Street, the upcoming Beaulieu train station (due to be built by 2026) will be located within close proximity to the property which will also offer direct services into London Liverpool Street. The A12 is within easy reach which provides access to the M25.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leads into the entrance hall.

### Entrance Hall

Stairs rising to the first floor, under stairs storage cupboard, door to cloakroom and door to kitchen/diner.

### Cloakroom

Low level wc, wash hand basin.

### Open Plan Kitchen/Diner/Garden Room

#### Dining Area

12' 4" x 10' 2" (3.76m x 3.10m)

Two windows to front, window to side, access to kitchen.

#### Kitchen

12' 4" x 10' 3" (3.76m x 3.12m)

Fitted with a range of base and wall mounted storage cupboards, butler sink, space for cooker, breakfast island, access to the garden room.

#### Garden Room

17' 7" x 16' 1" (5.36m x 4.90m)

Sky lantern, bi-fold doors to the rear garden, door to side, storage cupboard housing the fridge/freezer, storage cupboard housing the washing machine/tumble dryer, storage cupboard.

### First Floor Landing

Double glazed window to front, stairs rising to second floor, airing cupboard, doors to:

#### Family Bathroom

Claw footed freestanding bath, spotlights, double glazed window to rear, wash hand basin, low level wc, heated towel rail.

#### Bedroom Three

12' 5" x 11' 0" (3.78m x 3.35m)

Double glazed window to rear.

#### Bedroom Four

10' 2" x 9' 8" (3.10m x 2.95m) plus door recess

Double glazed window to front and side.

### Lounge

21' 1" x 9' 6" (6.43m x 2.90m)

Double glazed window to front, juliet balcony to the rear.

### Second Floor Landing

Storage cupboard, doors to:

#### Bedroom One

16' 7" x 9' 7" (5.05m x 2.92m) MAX

Double glazed window to front and rear, double fitted wardrobe, door to en-suite shower room.

#### En-Suite Shower Room

Velux window to front, independent shower cubicle, wash hand basin, low level wc, heated towel rail.

#### Bedroom Two

17' 2" x 9' 7" (5.23m x 2.92m)

Double glazed window to front and rear.

### Exterior

To the front of the property there is a car port to the side that leads to the single garage with up and over door, power and light connected. The rear garden has a raised decked area that steps down to the area of artificial grass and selection of trees and shrubs, personal door to the garage.

### Agents Note

There is underfloor heating to the ground floor accommodation.

### Services

All main services are connected

### Viewings

Strictly through the Vendor's agents, BALCH ESTATE AGENTS.

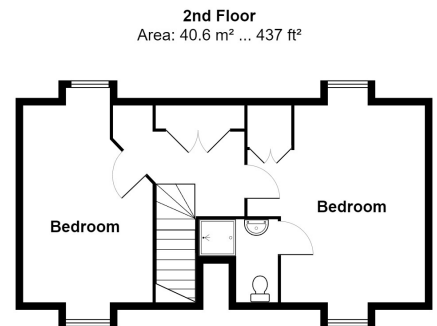
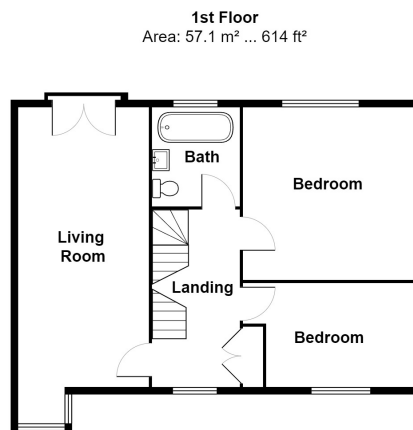
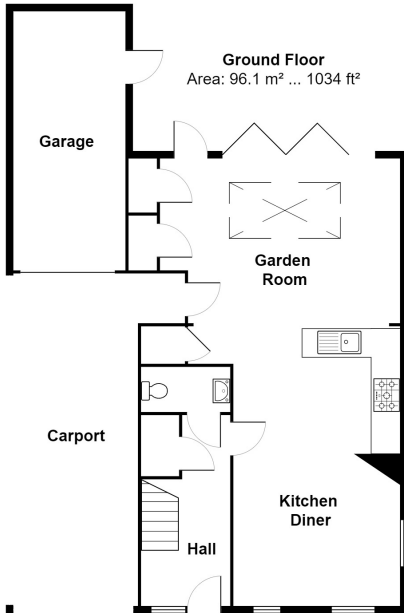
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC



Total Area: 193.8 m<sup>2</sup> ... 2086 ft<sup>2</sup>

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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