



271 Main Road, Broomfield, Chelmsford, Essex, CM1 7AT

- THREE BEDROOM SEMI DETACHED
- GROUND FLOOR SHOWER ROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- SINGLE GARAGE AND PARKING
- VIEWING ADVISED



PROPERTY DESCRIPTION

A well presented Three Bedroom Semi Detached Family Home. The accommodation comprises of an Entrance Hall, Shower Room, Lounge/Diner and Kitchen to the ground floor with Three Bedrooms and Family Bathroom to the first floor. The property further benefits from gas central heating, double glazed windows, well tended front and rear gardens, single garage and off road parking. (Council Tax Band - D)

The property is located close to Chelmsford's City Centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford City Centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield Hospital is situated approximately 1 miles from the property and Springfield hospital under two miles.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Doors to shower room and lounge/diner

GROUND FLOOR SHOWER ROOM

Obscure double glazed window to front, low level wc, wash hand basin, independent shower cubicle, heated towel rail, spotlights.

LOUNGE/DINER

LOUNGE AREA

15' 9" x 13' 9" (4.80m x 4.19m)

Double glazed window to front, stairs rising to first floor, gas feature fireplace, access to dining area.

DINING AREA

13' 5" x 7' 9" (4.09m x 2.36m)

Double glazed patio doors to rear garden, door to kitchen

KITCHEN

11' 7" x 7' 6" (3.53m x 2.29m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window and door to rear garden, sink unit, integrated electric oven and gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer.

FIRST FLOOR LANDING

Loft access, airing cupboard, doors to:

FAMILY BATHROOM

Obscure double glazed window to rear, claw foot bath with shower attachment over, low level wc, wash hand basin, spotlights.

BEDROOM ONE

13' 7" x 8' 11" (4.14m x 2.72m)

Double glazed window to front.

BEDROOM TWO

10' 7" x 9' 0" (3.23m x 2.74m)

Double glazed window to rear, fitted wardrobe.

BEDROOM THREE

8' 10" x 6' 5" (2.69m x 1.96m)

Double glazed window to front, fitted wardrobe.

EXTERIOR

To the front of the property there is a well tended lawn with a pathway leading to the front door. The rear garden commences with a patio area with the remainder being laid to lawn with a variety of flower, tree and shrub borders, rear gate leads to the driveway which provides off road parking. There is also a single garage with a personal door accessed from the rear garden and outside electrical points.

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.

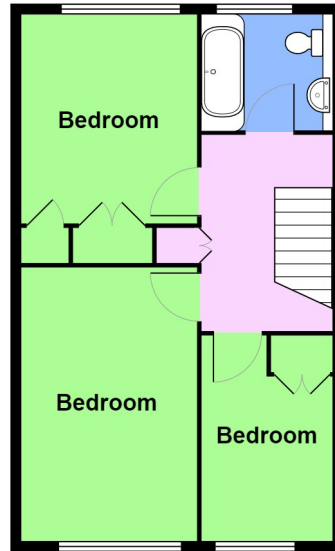
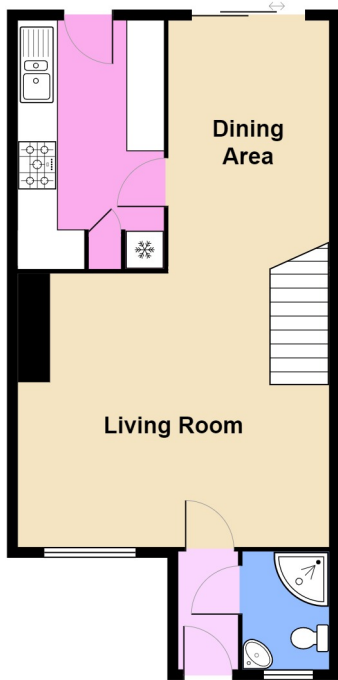


FLOORPLAN & EPC



Ground Floor
Area: 44.1 m² ... 475 ft²

1st Floor
Area: 39.7 m² ... 427 ft²



Total Area: 83.8 m² ... 902 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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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