



# 27 Aldridge Close, Chelmsford, Essex, CM2 6QG

- THREE BEDROOM FAMILY HOME
- LOUNGE
- KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WALKWAY POSITION
- GARAGE AND ALLOCATED PARKING
- NO ONWARD CHAIN
- POPULAR LOCATION



## PROPERTY DESCRIPTION

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Located on a walkway within the popular residential area of Chelmer Village, is this well presented three bedroom terraced family home. The accommodation comprises of an entrance hall, lounge and kitchen/diner to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, double glazing, pleasant front and rear gardens, a single garage accessed by rear garden and an allocated parking space. NO ONWARD CHAIN (Council Tax Band - C)

Chelmer Village is a popular residential area to the east of this vibrant city of Chelmsford catering for a variety of shops to be found within the village square including the Asda Superstore, schooling and, of course, regular bus services to the City Centre for more comprehensive amenities together with the main line rail station.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall

### ENTRANCE HALL

Stairs to first floor, door to lounge

### LOUNGE

16' 4" x 13' 9" (4.98m x 4.19m)

Double glazed window to front, double doors to the kitchen/diner.

### KITCHEN/DINER

10' 2" x 13' 9" (3.10m x 4.19m)

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

### FIRST FLOOR LANDING

Loft access, storage cupboard housing the gas combination boiler, doors to:

### PRINCIPAL BEDROOM

11' 10" x 9' 10" (3.61m x 3.00m) - measurement not including wardrobe space

Two double glazed windows to rear, fitted wardrobes along one wall.

### BEDROOM TWO

10' 3" x 6' 10" (3.12m x 2.08m)

Double glazed window to front.

### BEDROOM THREE

7' 5" x 6' 9" (2.26m x 2.06m)

Double glazed window to front, over stairs storage cupboard.

### FAMILY BATHROOM

Panelled bath with shower over, low level wc, wash hand basin, shaver point.

### EXTERIOR

As previously mentioned, the property is located on a walkway and has a small front garden with shrubs, hedge and pathway that leads 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, personal door to the single garage with power and light connected and outside tap. There is also an allocated parking space which can be found close by.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

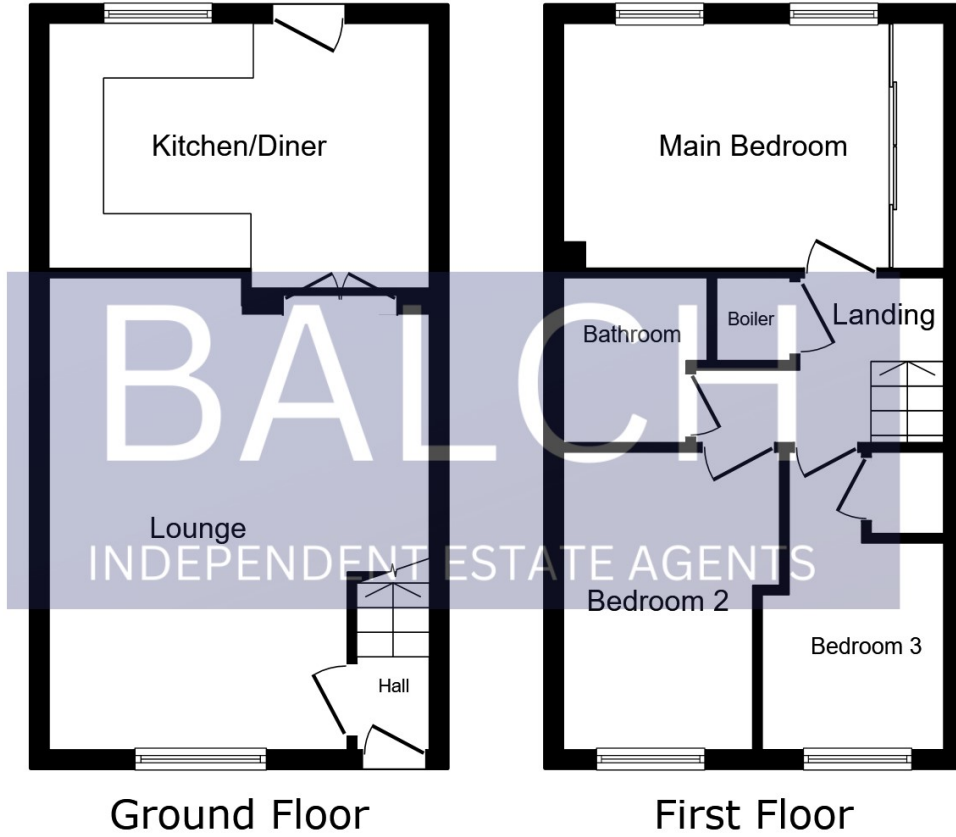
### VIEWINGS

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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