



42 Cusak Road, Chelmer Village, Chelmsford, Essex, CM2 6XH

- FREEHOLD HOUSE
- ONE BEDROOM
- KITCHEN/DINER
- SERVICE CHARGE PAYABLE
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- POPULAR LOCATION



PROPERTY DESCRIPTION

Located within the popular residential area of Chelmer Village, is this FREEHOLD one bedroom house that also has the advantage of being offered with NO ONWARD CHAIN. The accommodation comprises of an entrance lobby, lounge and fitted kitchen to the ground floor with a bathroom and a good sized bedroom to the first floor. The property further benefits from gas central heating and one allocated parking space. (There is a service charge payable of £1513.68 pa) (Council Tax Band - B)

The property is located within Chelmer Village and is ideally located for the local doctors' surgery and ASDA superstore with associated amenities, Chelmer Village Retail Park and excellent bus routes connecting to Chelmsford city centre offering multiple shopping facilities, entertainments, Essex County Cricket Ground and main line rail connections to London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Door to the Lounge

LOUNGE

13' 0" x 10' 3" (3.96m x 3.12m)

Stairs rising to first floor, access to kitchen, window to front, TV stand to remain

KITCHEN/DINER

13' 0" x 6' 0" (3.96m x 1.83m)

Fitted with a range of base and wall mounted storage cupboards, two windows to rear, washing machine to remain, stainless steel sink unit, integrated electric oven and gas hob, fridge/freezer to remain.

FIRST FLOOR LANDING

Doors to Bathroom and Bedroom, loft access, storage cupboard, cupboard housing the gas boiler.

BEDROOM

10' 3" x 9' 5" (3.12m x 2.87m)

Window to front.

BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m)

Low level wc, wash hand basin, panelled bath with shower over, obscure window to rear.

EXTERIOR

There is an allocated parking space and communal gardens.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

AGENTS NOTE

The property is Freehold, however we have been advised by the Vendor that there is a service charge payable of £1513.68 pa

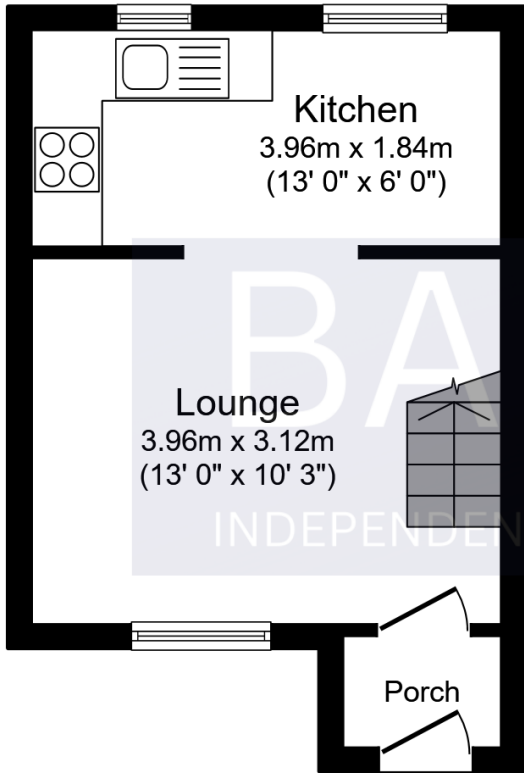
VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

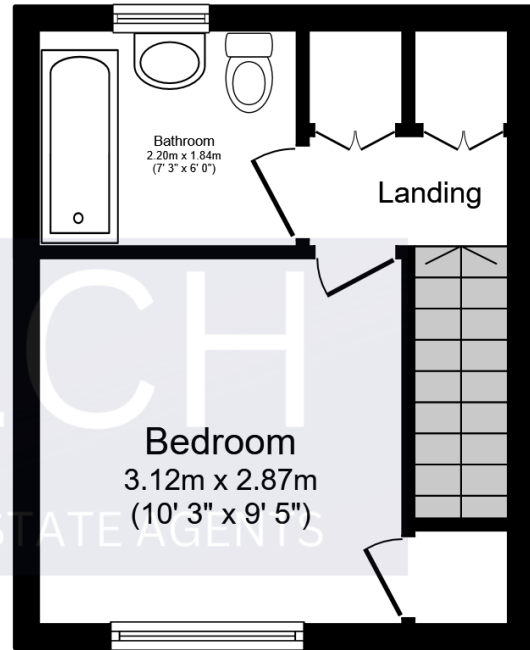
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC




Ground Floor



First Floor

This floor plan is for 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+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com