

The Old Rectory, East Hanningfield, CM3 8XD



Energy Efficiency Rating D



Guide Price £350,000 - £375,000

The Old Rectory, East Hanningfield, CM3 8XD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	66	70
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	65	69
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

ACCOMMODATION

Located in the highly desirable Old Rectory development in East Hanningfield this first floor apartment offers deceptively spacious accommodation which includes entrance hall with ample built in storage, spacious lounge/diner with retained balcony overlooking the grounds, fitted kitchen with built in oven and hob, two double bedrooms with en-suite bathroom to master bedroom and a separate shower room. There is gas central heating and externally there is a garage and allocated parking space located to the front whilst the rear features mature and well maintained communal gardens. The apartment is well presented throughout and is offered for sale with No Onward Chain.

LOCATION

East Hanningfield is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. It is a popular village and offers a local primary school, post office/shop and regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- **Spacious and Modern First Floor Apartment**
- **Two Double Bedrooms**
- **Master with En-Suite Bathroom**
- **Separate Shower Room**
- **Lounge/Diner with balcony**
- **Fitted Kitchen with built in oven & hob**
- **Garage and Allocated parking space**
- **Gas Central Heating**
- **Mature and private maintained communal gardens**
- **No Onward Chain**

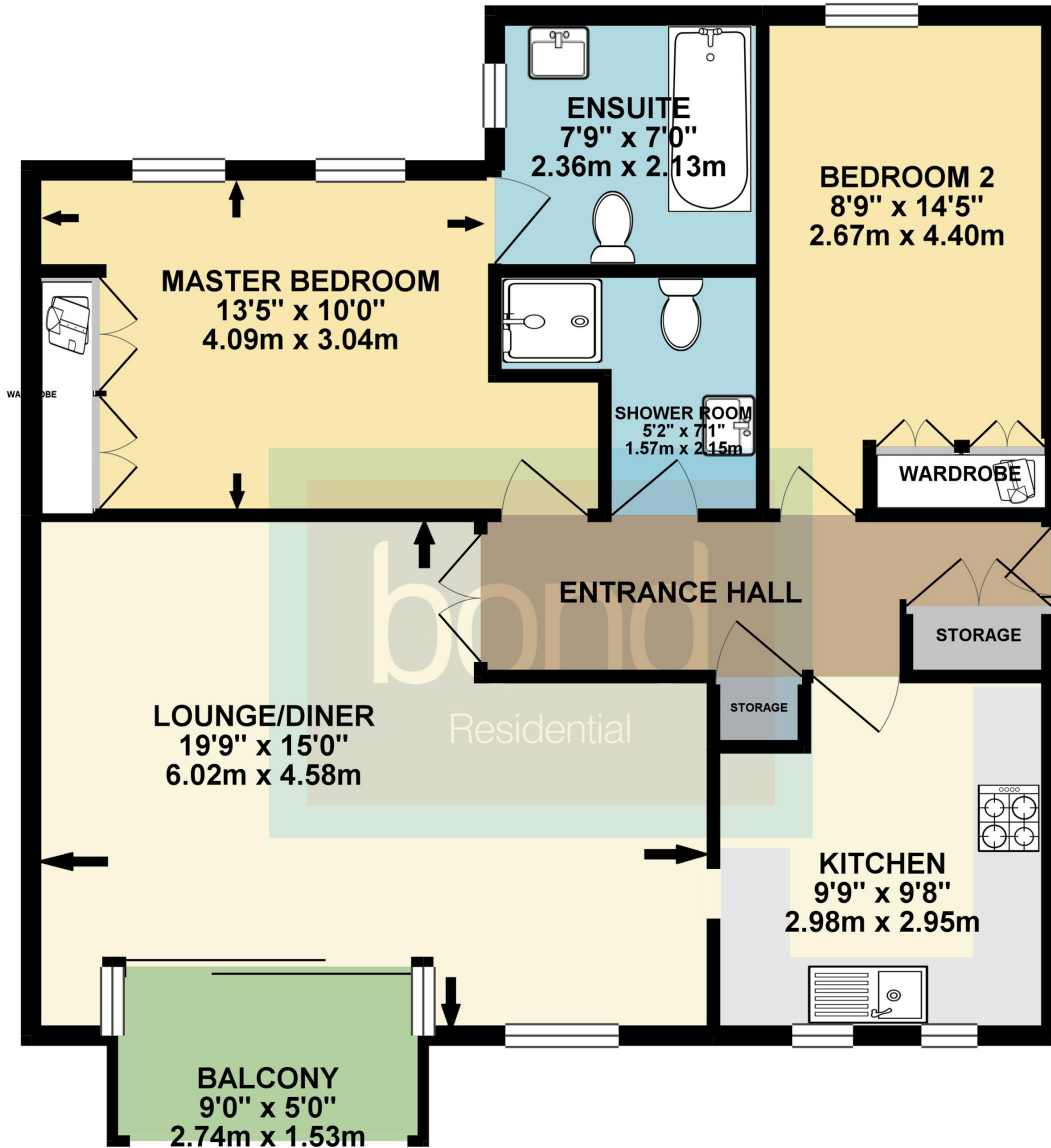


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GROUND FLOOR 792.42 sq. ft.
(73.62 sq. m.)



TOTAL FLOOR AREA : 792.42 sq. ft. (73.62 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN

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