

FOR SALE

£450,000 Freehold



98 Linnet Drive, Chelmsford, Essex. CM2 8AG

- THREE BED SEMI-DETACHED HOME
- NO ONWARD CHAIN
- LOUNGE & DINING AREA
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE TO THE REAR



PROPERTY DESCRIPTION

Balch are very pleased to offer for sale this very well presented three bedroom semi detached home, located within the Tile Kiln development in Chelmsford. This much improved home offers three generous sized bedrooms, plus rear garage.

Upon entering the home you are welcomed by a large entrance hall, with access to the dual aspect through lounge/diner, the kitchen is fitted out with wall and base units, integrated, oven, hob, extractor and dishwasher, also with direct access to the garden, WC and ample storage space.

To the first floor, three bedrooms await, with two double bedrooms and the third bedroom with a large storage cupboard which houses the boiler, the bathroom feature a panelled bath with shower over, pedestal hand basin and WC, along with further storage space to the landing.

Externally, there is a lovely south facing rear garden, predominantly laid to lawn with surround shrubs and flower beds, patio area, side access and access to the garage the rear of the garden



ROOM DESCRIPTIONS

Entrance Hall

5' 5" x 15' 04" (1.65m x 4.67m) Entrance door, stairs to first floor, Double glazed window to side, radiator.

Cloackroom

Window to side, low level WC, wash hand basin.

Lounge/Dining Area

10' 03" x 27' 09" (3.12m x 8.46m) Double glazed window to front, double glazed sliding doors out to rear garden, two radiators, electric feature fire.

Kitchen

7' 04" x 12' 01" (2.24m x 3.68m) Range of fitted units to eye and base level, integrated electric oven and hob. integrated washing machine, washing machine and fridge and freezer. space for dishwasher, Window and door to rear.

1st Floor Landing

Double glazed window to side, large storage cupboard, gas boiler is housed. Loft hatch.

Bedroom One

9' 09" x 14' 03" (2.97m x 4.34m) Double glazed window to front, radiator.

Bedroom Two

9' 9" x 13' 08" (2.97m x 4.17m) Double glazed window to the rear, radiator.

Bedroom Three

6' 09" x 10' 05" (2.06m x 3.17m) Double glazed bedroom to the rear, radiator, storage cupboard.

Bathroom

6' 09" x 7' 11" (2.06m x 2.41m) Double glazed obscure window to the rear, panel I shape bath with shower over, wash hand basin, WC, heated towel rail,

Garage

Electric roller door, two side windows and a side door into the garden,



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

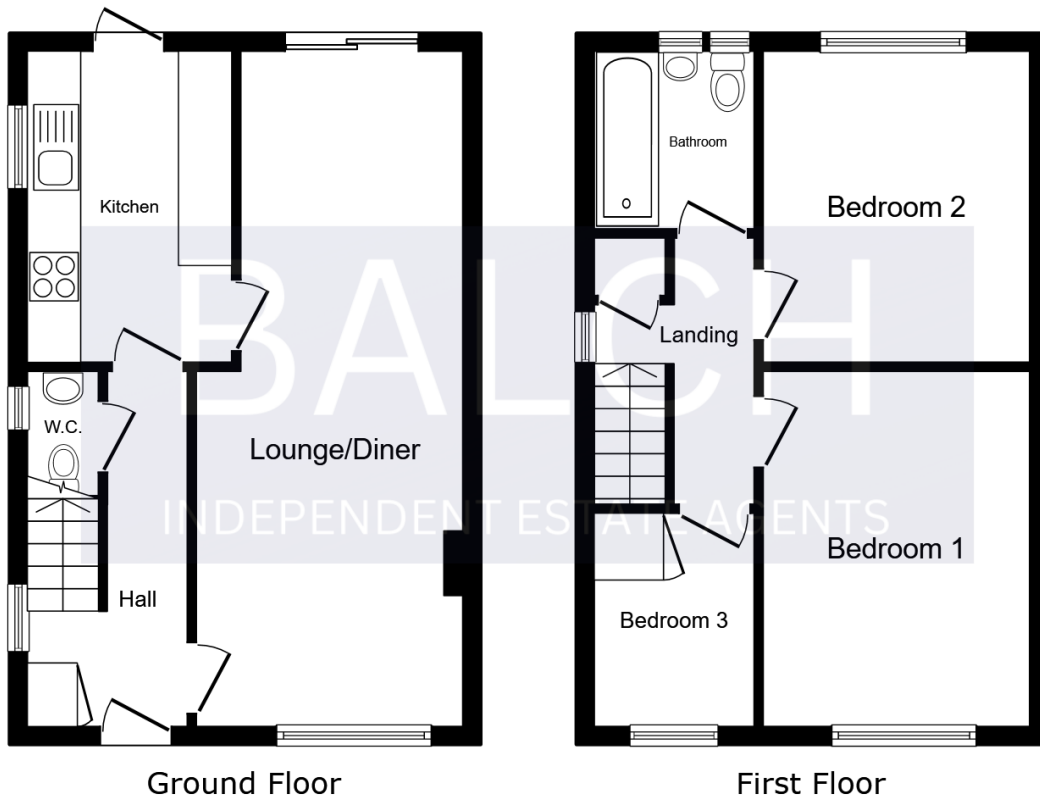
The existence of any public or private right of way? No




FLOORPLAN & EPC

BALCH

INDEPENDENT ESTATE AGENTS



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		87
(69-80) C	74	
(55-68) D		
(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