



87 Bramwoods Road, Great Baddow, Chelmsford, Essex. CM2 7LT

- TWO BEDROOM SEMI DETACHED BUNGALOW
- OFF ROAD PARKING
- SEALED UNIT WINDOWS AND DOORS
- GAS RADIATOR CENTRAL HEATING
- REFITTED KITCHEN
- BATHROOM WITH MODERN WHITE SUITE
- 80FT X 30FT SECLUDED REAR GARDEN
- CONSERVATORY/GARDEN ROOM
- CLOSE TO SHOPS
- EPC BAND (C)



PROPERTY DESCRIPTION

A two bedroom SEMI DETACHED BUNGALOW with the benefit of a private well tended rear garden of approximately 80ft x 30ft. The property has been much improved by the current owners to include a Meridian conservatory/garden room , refitted bathroom and kitchen, modern gas radiator central heating system, sealed unit windows and doors, replaced guttering, soffits and weatherboarding. Driveway provides 2 car parking.

Local Vineyards shopping parade at Great Baddow Village along with recreation park and Millennium centre . Bus routes connect with Chelmsford City centre providing comprehensive shopping facilities and main line Rail station with fast and frequent trains to Liverpool Street.



ROOM DESCRIPTIONS

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

RECEPTION HALL

Oak panelled internal doors, replacement entrance door to front, radiator, built in storage cupboard, access to loft space.

LOUNGE

4.88m x 3.05m (16' x 10') Sealed unit French doors to Conservatory, radiator, TV point, fireplace with inset gas living flame fire.

CONSERVATORY/GARDEN ROOM

3.66m x 2.90m (12' x 9' 6") Part sealed unit construction on brick plinth, high level windows to right flank windows and French doors overlooking patio and garden, radiator. Vaulted roof line.

RE-FITTED KITCHEN

2.82m x 2.44m (9' 3" x 8') Fitted with base and wall mounted units, down lighters, roll top work surfaces incorporating breakfast bar, tiled splash backs. Radiator, sealed unit window and door to rear garden, stainless steel double bowl sink unit, space and plumbing for washing machine and dishwasher, space for fridge/freezer, integrated double oven and hob, overhead pull out extractor fan.

BEDROOM 1

3.58m x 3.05m (11' 9" x 10') Fitted bespoke wardrobes, radiator, sealed unit window to front.

BEDROOM 2

2.79m x 2.49m (9' 2" x 8' 2") Radiator, sealed unit window to side aspect.

RE-FITTED BATHROOM

Suite comprising; shower end panelled enclosed bath, overhead shower, feature tiled panel and fully tiled to bath area, shower screen, wash hand basin, vanity cupboard beneath, low flush w.c, radiator, sealed unit windows to 2 aspects, vinyl flooring, extractor fan.

EXTERIOR

Front garden thoughtfully landscaped with raised timber sleepers and shingle inserts, a variety of grasses and shrubs.

Off road parking on driveway to side. Access through to rear garden from timber gates. The rear garden is approximately 80ft x 30ft commencing with an Indian stone patio area, leading to expanse of lawn bounded by mature shrubs and trees. The garden is well tended and well screened. Summer house to rear.

SERVICES

All main services connected.

VIEWING

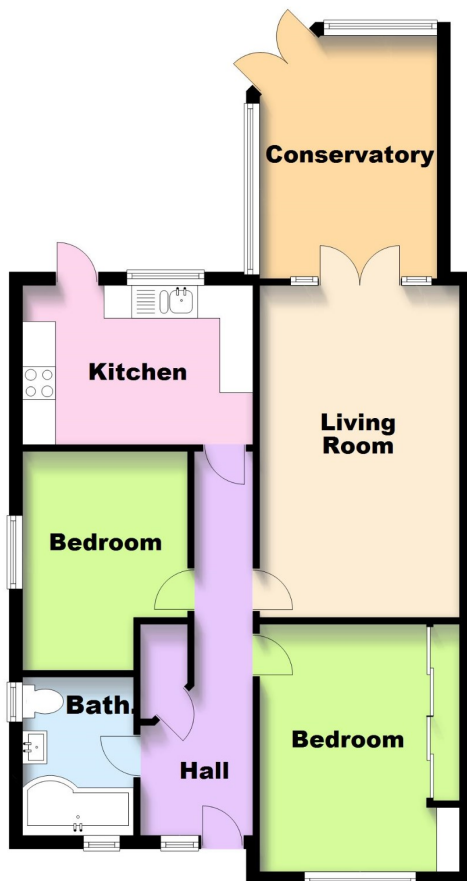
By appointment with BALCH Estate Agents

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

Bungalow
Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.