

FOR SALE

Offers in Region of £309,000 Freehold



## 3 Pearl Square, Chelmsford, Essex, CM2 9FP

- TWO BEDROOM TERRACED
- OPEN PLAN LOUNGE/DINER/KITCHEN
- CLOAKROOM
- FIRST FLOOR BATH/SHOWER ROOM
- ALLOCATED PARKING SPACE
- LOW MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- POPULAR LOCATION
- NO CHAIN



## PROPERTY DESCRIPTION

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Built in 2011 on the popular Clarion Gate development, is this two bedroom family home. The accommodation comprises of an entrance lobby, open plan lounge/diner/kitchen and cloakroom to the ground floor with two bedrooms and a family bath/shower room to the first floor. The property further benefits from gas central heating, double glazing, allocated parking space, low maintenance rear garden and is offered to the market with NO ONWARD CHAIN. (Council Tax Band - D)

The property is located approximately 2 miles distant of Chelmsford City Centre which offers excellent shopping facilities, entertainments and of course the railway station with services to London Liverpool Street.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance lobby.

### ENTRANCE LOBBY

Door leading into the open plan lounge/diner/kitchen

### OPEN PLAN LOUNGE/DINER/KITCHEN

#### LOUNGE AREA

14' 1" x 13' 11" (4.29m x 4.24m)

Understairs storage cupboard, stairs to first floor, double glazed doors to front, access to kitchen and door to inner lobby.

#### KITCHEN

9' 1" x 6' 10" (2.77m x 2.08m)

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

#### INNER LOBBY

Door to the rear garden and door to cloakroom

#### CLOAKROOM

Low level wc, wash hand basin.

#### FIRST FLOOR LANDING

Loft access, doors to:

#### BEDROOM ONE

13' 7" x 9' 9" (4.14m x 2.97m)

Double glazed bay window to front, overstairs storage cupboard.

#### BEDROOM TWO

10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed window to rear

### FAMILY BATH/SHOWER ROOM

Obscure double glazed window to rear, independent shower cubicle, bath with shower attachment over, wash hand basin.

### EXTERIOR

To the front of the property there is an allocated parking space. The low maintenance rear garden commences with a patio area with a variety of trees and shrubs, outside tap, wooden shed to remain and a rear gate providing pedestrian access.

### AGENTS NOTE

We have been advised that there is a estates charge payable of approximately £150 pa

### 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.

### Referrals

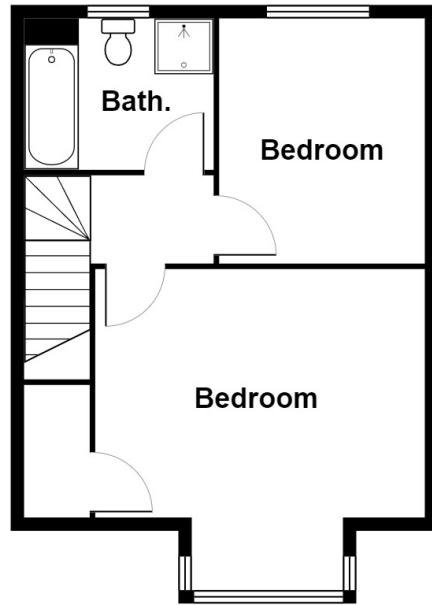
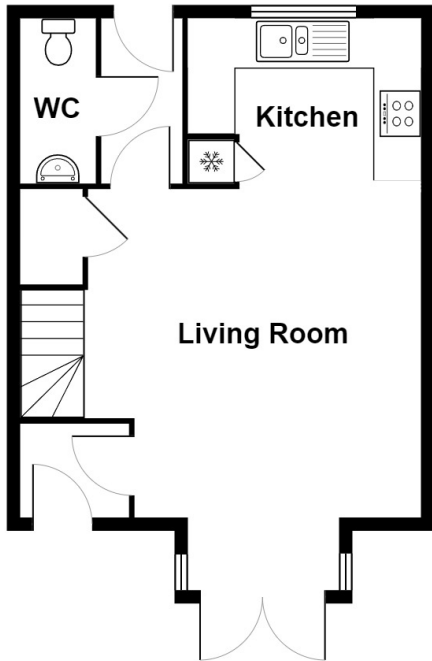
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





**Ground Floor**  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>

**1st Floor**  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>



AIW Energy Assessors Limited  
Energy Performance Certificates Floor Plans  
T: 01345 44525 / 0184 388906 E: ianwillough@hotmail.co.uk

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</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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