



98 Main Road, Broomfield, Chelmsford, Essex, CM1 7AA

- TWO BEDROOM COTTAGE
- SELF CONTAINED ANNEX
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- GROUND FLOOR BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- APPROXIMATELY 110FT REAR GARDEN
- WELL PRESENTED
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

A well presented 1850's circa Two Bedroom End Of Terrace Cottage with the addition of a self contained annex offering the potential of a third bedroom. The accommodation comprises of lounge, dining room, re-fitted kitchen, utility room, ground floor bathroom and two bedrooms to the first floor. The property further benefits from gas fired radiator central heating, driveway providing off road parking and a rear garden that measures approximately 117ft in depth. NO ONWARD CHAIN (Council Tax - Band B)

The property is situated within the village of Broomfield, being within striking distance of local shopping amenities, schooling and regular bus services to Chelmsford City Centre which offers excellent shopping facilities, entertainments and mainline railway services to London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the lounge.

LOUNGE

11' 5" x 11' 8" (3.48m x 3.56m)

Radiator, log burner with brick surround, triple glazed window to front, access to:

DINING ROOM

8' 0" x 7' 3" (2.44m x 2.21m)

Stairs rising to the first floor, double glazed window to side, radiator, under stairs cupboard, access to kitchen

KITCHEN

11' 5" x 7' 6" (3.48m x 2.29m)

Fitted with a range of base and wall mounted storage units, ceramic sink unit, double glazed window to side, integrated electric oven and gas hob with extractor over, integrated dishwasher, cupboard housing the gas combi boiler, doors leading to the bathroom and utility room.

UTILITY ROOM

7' 4" x 5' 0" (2.24m x 1.52m)

Double glazed window to side, double glazed door to rear garden, space and plumbing for washing machine, space for fridge/freezer

GROUND FLOOR BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)

Low level wc, wash hand basin with storage under, bath with shower over, heated towel rail, fully tiled surround.

STAIRS TO FIRST FLOOR

Sun tunnel lighting, doors to bedrooms.

BEDROOM TWO

8' 9" x 7' 4" (2.67m x 2.24m)

Radiator, double glazed window to rear.

BEDROOM ONE

12' 8" x 11' 5" (3.86m x 3.48m)

Tripled glazed window to front, cast iron feature fireplace, radiator, storage cupboard.

EXTERIOR

To the front of the property there is a driveway providing off road parking. The rear garden measures approximately 110ft in depth and commences with a raised decked area with the remainder having a variety of raised flower beds, lawned area and vegetable patch. There is a wooden shed with power connected, bin store and a self contained annex.

SELF CONTAINED ANNEX/ BEDROOM THREE

OPEN PLAN LIVING AREA

17' 6" x 11' 5" (5.33m x 3.48m)

Double glazed windows to front, velux windows to side access to the shower room.

SHOWER ROOM

Independent shower cubicle, low level wc, wash hand basin, wall mounted electric heater

SERVICES

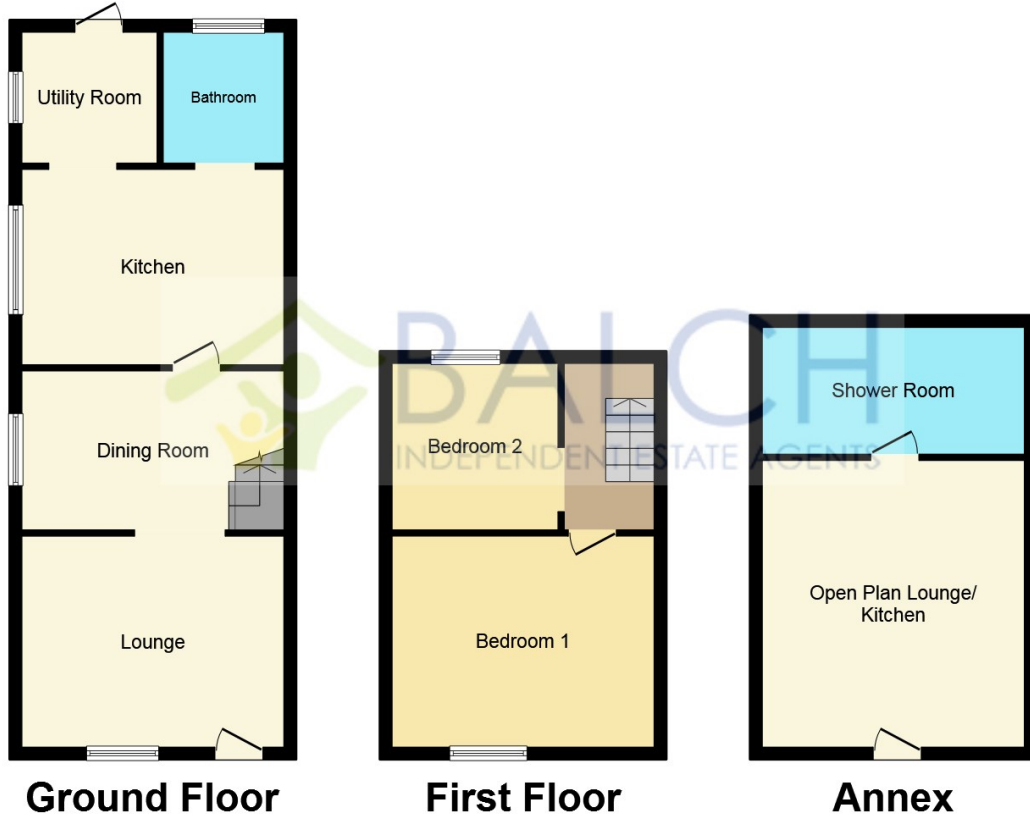
ALL MAIN SERVICES ARE CONNECTED

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.



FLOORPLAN & EPC



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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