



Towncroft, Chelmsford, Essex, CM1 4JX

- Three Bedrooms
- Lounge / Diner
- Fitted Kitchen
- No Onward Chain
- Cloakroom
- Garage
- Front & Rear Gardens



PROPERTY DESCRIPTION

Being offered with no onward chain is this bright and airy three bedroom terraced family home. Accommodation is set over two floors, to the ground floor an entrance hall provides access to a cloakroom and lounge / diner. A fitted kitchen completes the ground floor. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from front and rear gardens and a detached garage in a block.

The property is located just over one miles walking distance from Chelmsford's city centre and mainline train station with direct links to London Liverpool Street within approximately 35 minutes. Chelmsford City centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice and leisure centre, County Cricket Ground and there are a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. The property is ideally located for well-regarded local schooling including ;Broomfield primary school,Chelmer Valley High School, St John Payne secondary school and top performing grammar schools KEGS and CCHS.



ROOM DESCRIPTIONS

Property Information

(WITH APPROXIMATE ROOM SIZES)

Entrance door leading through to;

Entrance Hall

Access to WC, access to lounge / diner.

Lounge / Diner

7.39m Max x 4.85m Max (24' 3"Max x 15' 11"Max)

Window to front aspect, sliding patio doors to rear aspect, opening through to kitchen. Stairs rising to first floor with under-stairs storage cupboard.

Kitchen

3.47m x 2.35m (11' 5" x 7' 9")

Window to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances, integrated fridge, oven with gas hob and extractor hood over and dishwasher

WC

0.85m x 2.20m (2' 9" x 7' 3")

Window to front aspect, low level WC, wash hand basin.

First Floor Landing

Access to bathroom and bedrooms, loft access.

Bedroom One

3.85m x 2.65m (12' 8" x 8' 8")

Window to front aspect., fitted wardrobe.

Bedroom Two

2.75m x 2.65m (9' 0" x 8' 8")

Window to rear aspect, fitted wardrobes and cupboard housing combination boiler.

Bedroom Three

2.89m Max x 2.10m Max (9' 6"Max x 6' 11"Max)

Window to front aspect, over-stairs storage cupboard.

Bathroom

2.09m x 1.89m (6' 10" x 6' 2")

Window to rear aspect, low level WC, wash hand basin, paneled bath with shower over.

Garage

5.15m x 2.54m (16' 11" x 8' 4")

Up and over door.

Exterior

The property is approached via a pathway to the the front door with a lawned front garden. To the rear is an enclosed rear garden with paved patio slabs, providing a low maintenance garden space, ideal for entertaining. A gate to the rear boundary provides access to the rear.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - C

EPC - tbc

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

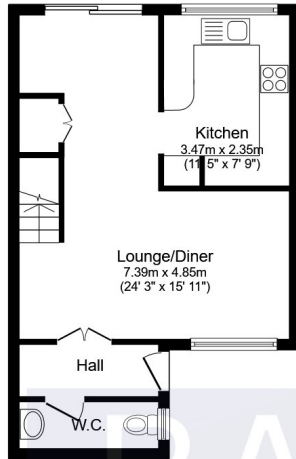
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

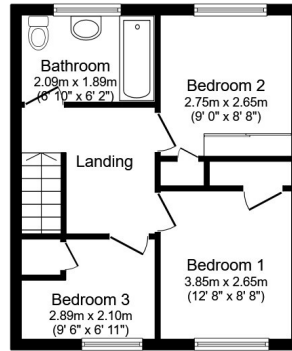
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



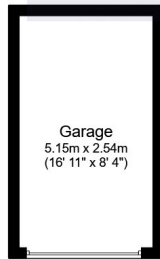
FLOORPLAN



Ground Floor



First Floor



Garage

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