



5 Shrublands Close, Chelmsford, Essex, CM2 6LR

- Three Bedrooms
- First Floor Masionette
- Extended Lease
- City Centre Location
- Permit Parking
- Well-Presented
- Garden
- Gas Fired Central Heating



PROPERTY DESCRIPTION

Situated circa 0.6 miles walking distance from Chelmsford city train station is this spacious and well-presented three bedroom first floor maisonette. Accommodation is set over one level and offers a bright and airy, well considered flow.

Stairs rising to the first floor provide access to an entrance hall which in turn provides access to a living room, fitted kitchen, three bedrooms and a modern bathroom. Externally there is access to a well-maintained rear garden, storage cupboard and to the front permit parking is available.

Shrublands is situated within close proximity to Chelmsford's city centre and approximately 0.6 miles of Chelmsford's main line station. Chelmsford offers a excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time of approximately as 35 minutes.

Educational facilities are well catered for with a number of highly regarded state and grammar schools, including County High School and King Edwards VI Grammar School.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)
Entrance door leading into;

Entrance Hall

Stairs rising to first floor, window to front aspect.

Living Room

10' 8" x 14' 9" (3.25m x 4.50m)
Window to front aspect, built in storage cupboards.

Kitchen

8' 1" x 9' 4" (2.46m x 2.84m)
Windows to side aspect, door to rear aspect providing access to steps leading to the rear garden. Range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances, integrated fridge / freezer, cupboard housing recently installed boiler.

Bedroom One

12' 0" x 13' 10" (3.66m x 4.22m)
Bay window to rear aspect, storage cupboard.

Bedroom Two

11' 0" x 12' 9" (3.35m x 3.89m)
Window to rear aspect, storage cupboard.

Bedroom Three

8' 1" x 8' 9" (2.46m x 2.67m)
Window to side aspect.

Bathroom

8' 6" x 5' 9" (2.59m x 1.75m)
Window to side aspect, low level WC, wash hand basin, paneled bath with shower over.

Exterior

Externally the property enjoys its own private rear garden which is mainly laid to lawn with a selection of flower beds, to the rear boundary is a decked area. To the side of the property is a brick built storage cupboard. The property has the added benefit of permit parking with two parking permits available from Chelmsford city council and visitors permits also available.

Agents Note

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

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - B

EPC - D

Lease Details

We have been advised by the current owner that the lease has been extended to 125 Years and there are no ground rent / service charges payable.

Charges to be confirmed by Solicitors.

Viewings

By prior appointment with Balch Estate Agents.

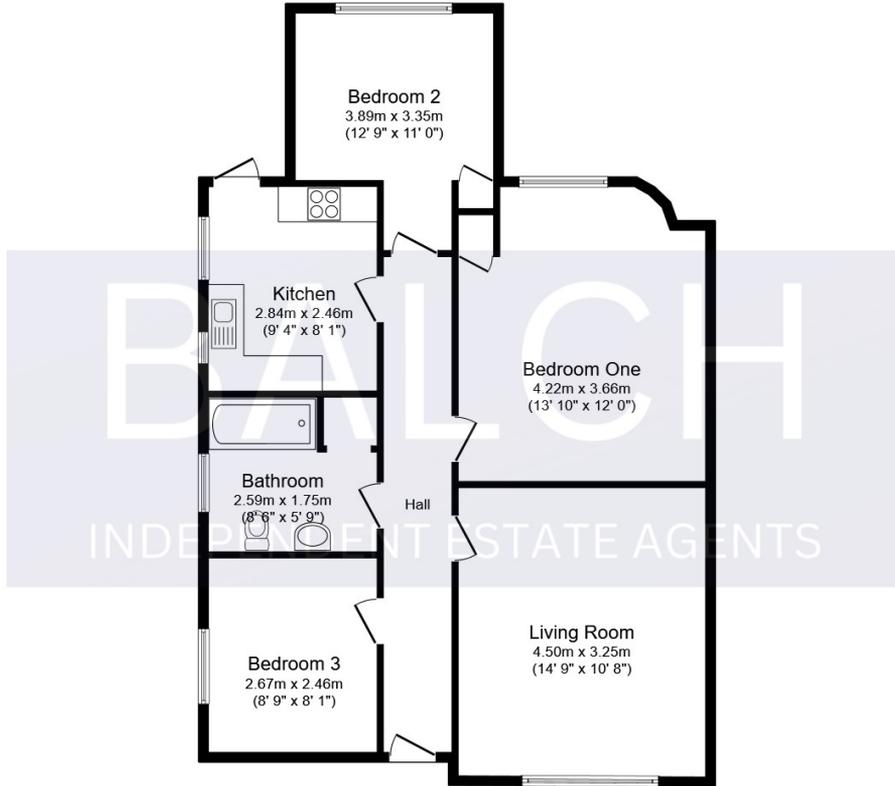
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.

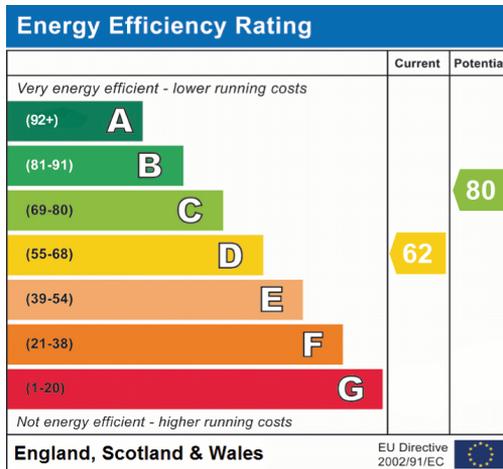


FLOORPLAN & EPC



Floor Plan

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



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