



# 98 Sandford Road, Chelmsford, Essex. CM2 6DH

- 1930'S BUILT SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR SHOWER ROOM
- EN-SUITE BATHROOM
- GAS CENTRAL HEATING
- 130FT MATURE REAR GARDEN
- DRIVEWAY PARKING



## PROPERTY DESCRIPTION

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A 1930's built Three Bedroom Semi Detached Family Home located within easy reach of Chelmsford City Centre. The accommodation comprises of a spacious entrance hall, ground floor shower room, separate utility room, lounge with bay window, dining room with access to the rear garden, 19' kitchen/breakfast room, first floor landing giving access to the three bedrooms, family shower room and en-suite bathroom. The property further benefits from gas central heating, double glazing, driveway providing off road parking which also leads to a storage area via double doors and measures 8'6 x 7'8, the side gate leads to the mature rear garden and measures approximately 130ft in depth. The property is also offered with the added benefit of NO ONWARD CHAIN. (Council Tax Band - E)



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

DOUBLE GLAZED ENTRANCE DOOR LEADS INTO ENTRANCE HALL

### ENTRANCE HALL

RADIATOR, STAIRS RISING TO FIRST FLOOR, UNDERSTAIRS STORAGE CUPBOARD, DOORS LEADING TO THE LOUNGE, KITCHEN/BREAKFAST ROOM AND SHOWER ROOM

### GROUND FLOOR SHOWER ROOM

7' 9" x 7' 1" (2.36m x 2.16m)

OBSCURE DOUBLE GLAZED WINDOW TO REAR, INDEPENDENT SHOWER CUBICLE, LOW LEVEL WC, WASH HAND BASIN, HEATED TOWEL RAIL, DOOR TO UTILITY ROOM

### UTILITY ROOM

7' 6" x 6' 8" (2.29m x 2.03m)

### LOUNGE

15' 1" x 11' 6" (4.60m x 3.51m)

DOUBLE GLAZED BAY WINDOW TO FRONT, RADIATOR, LOG BURNER WITH BRICK SURROUND, ACCESS TO DINING ROOM

### DINING ROOM

14' 11" x 11' 11" (4.55m x 3.63m)

TWO RADIATORS, DOUBLE GLAZED FRENCH DOORS LEADING TO THE REAR GARDEN, DOOR TO KITCHEN/BREAKFAST ROOM

### KITCHEN/BREAKFAST ROOM

19' 3" x 10' 11" (5.87m x 3.33m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE UNITS, DOUBLE GLAZED WINDOW TO REAR, DOUBLE GLAZED PATIO DOORS LEADING TO THE REAR GARDEN, WALL MOUNTED VAILLANT GAS BOILER, STAINLESS STEEL SINK UNIT, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE/FREEZER, CREDA DOUBLE OVEN, DOOR TO SIDE ACCESS.

### FIRST FLOOR LANDING

LOFT ACCESS, RADIATOR, DOORS TO:

### FIRST FLOOR SHOWER ROOM

INDEPENDENT SHOWER CUBICLE, LOW LEVEL WC, OBSCURE DOUBLE GLAZED WINDOW TO SIDE, WASH HAND BASIN, SPOTLIGHTS

### BEDROOM

14' 7" x 8' 11" (4.45m x 2.72m)

DOUBLE GLAZED WINDOW TO SIDE AND REAR, RADIATOR, STORAGE CUPBOARD, DOOR TO EN-SUITE BATHROOM

### EN-SUITE BATHROOM

9' 11" x 9' 6" (3.02m x 2.90m)

DOUBLE GLAZED WINDOW TO REAR, CORNER BATH, VANITY WASH HAND BASIN, LOW LEVEL WC, STORAGE CUPBOARD.

### BEDROOM

13' 10" x 11' 5" (4.22m x 3.48m)

RADIATOR, DOUBLE GLAZED WINDOW TO REAR, TWO DOUBLE FITTED WARDROBES.

### BEDROOM

15' 4" x 14' 6" MAX (4.67m x 4.42m)

DOUBLE GLAZED WINDOW TO FRONT, RADIATOR

### EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS A SHINGLE DRIVEWAY THAT PROVIDES OFF ROAD PARKING. DOUBLE DOORS LEAD TO A STORAGE AREA THAT MEASURES 8'6 X 7'8 WITH POWER AND LIGHT CONNECTED. THERE IS A SIDE GATE THAT GIVES ACCESS TO THE MATURE REAR GARDEN AND MEASURES APPROXIMATELY 130FT IN DEPTH AND COMMENCES WITH A PATIO AREA WITH THE REMAINDER BEING LAID TO LAWN WITH FLOWER, TREE AND SHRUB BORDERS, GARDEN SHED TO REMAIN, ELECTRIC POINT.

### 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



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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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