



- Three Bedroom House
- End Terraced
- Modern Fitted Kitchen
- Off Road Parking For Two Vehicles
- Gas Central Heating
- Well Presented Throughout
- Ground Floor Cloakroom
- Large Conservatory
- Low Maintenance Rear Garden

**35 Shimbrooks, Great Leighs,
Chelmsford, Essex. CM3 1SG.**

Occupying a private position within this family-orientated development in Great Leighs, is this 2/3 bedroom end terraced house.



Property Details.

Entrance Hall



Part glazed entry door to front, radiator, wood effect laminate flooring, stairs rising to the first floor, doors to;

Cloakroom

Obscure double glazed window to front, radiator, WC, pedestal hand wash basin with tiled splashback.

Kitchen



9' 7" x 6' 3" (2.92m x 1.91m) Double glazed window to front, wood effect laminate flooring, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & gas hob with extractor over, integrated appliances including fridge/freezer/dishwasher/washing machine.

Lounge



14' 5" x 13' 3" (4.39m x 4.04m) Double glazed French doors to rear, radiator, wood effect laminate flooring, under stairs storage cupboard, television point.

Conservatory



12' 6" x 9' 8" (3.81m x 2.95m) Double glazed French doors to the rear, windows to multiple aspects, wood effect laminate flooring.

First Floor Landing

Loft access, doors to;

Property Details.

Bedroom One



11' 4" x 8' 0" (3.45m x 2.44m) Double glazed window to front, radiator, built-in wardrobe, door to storage cupboard.

Bathroom



Heated chrome towel rail, WC, pedestal hand wash basin, panelled bath with shower over, tiled walls, extractor fan.

Bedroom Two



9' 9" x 6' 4" (2.97m x 1.93m) Double glazed window to rear, radiator.

Rear Garden



The rear garden commences with a paved patio area, small artificial grass area, side access via a wooden gate, outside tap, enclosed by panelled fencing.

Bedroom Three

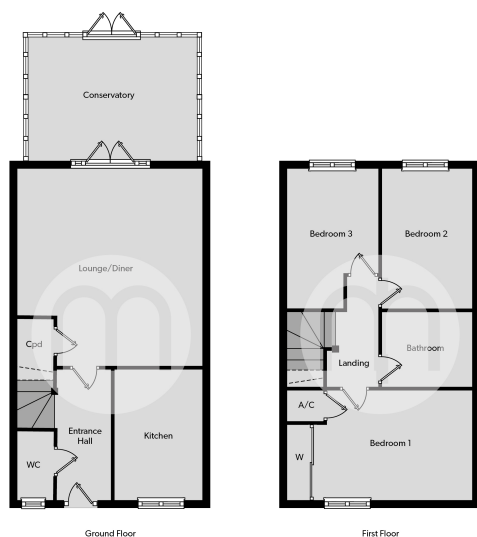
9' 9" x 6' 7" MAX (2.97m x 2.01m) Double glazed window to rear, radiator.

Parking

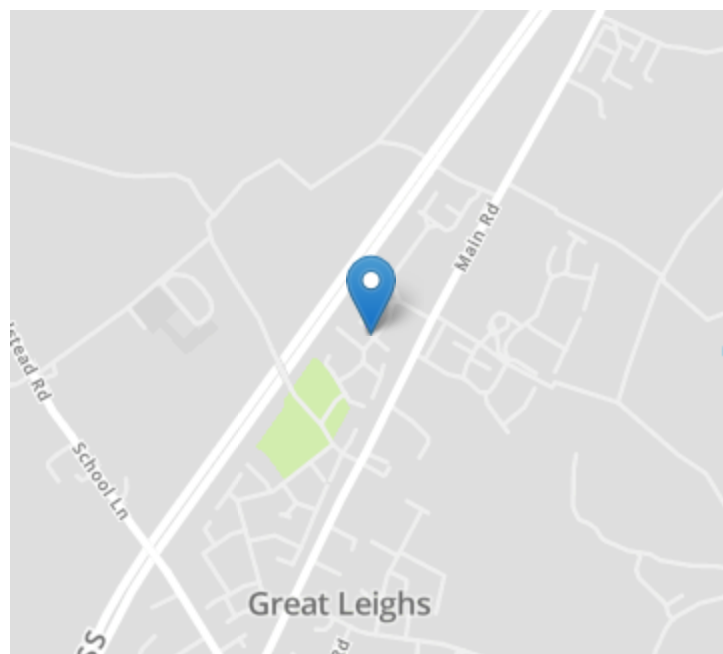
There is a driveway to the front of the property and an additional parking space to the rear of the dwelling.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.