



28 Towncroft, Chelmsford, Essex, CM1 4JX

- Three Bedrooms
- No Onward Chain
- Terraced Family Home
- Garage and Driveway
- Downstairs Cloakroom
- Close Proximity To Chelmsford's city Centre and Train Station
- Close to Local Amenities



PROPERTY DESCRIPTION

Being offered to the market with no onward chain and ideally located under one mile from Chelmsford's mainline Railway Station and 1.2 miles to Chelmsford's city centre, this well situated house is close to cycle lanes into town. This spacious three bedroom family home offers bright and airy accommodation over two floors, to the ground floor there is an open plan lounge / diner, fitted kitchen and cloakroom. To the first floor are three good size bedrooms served by a family bathroom. Externally to the rear is a good size, enclosed rear garden, to the front of the property is an attached garage and off road parking. The road is quiet with no through traffic.

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of 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. Broomfield hospital is situated under three miles from the property and Springfield hospital under two miles.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Access to lounge /diner, access to;

Cloakroom

2.18m x 0.86m (7' 2" x 2' 10")

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

Lounge / Diner

4.85m max x 7.59m max (15' 11" x 24' 11") Window to the front aspect, sliding patio doors to the rear, south facing aspect, stairs rising to first floor, access to;

Kitchen

2.33m x 2.56m (7' 8" x 8' 5")

Window to rear aspect, range of fitted wall and base units with work surfaces over. inset enameled sink with drainer, space for appliances and pantry style cupboard.

First Floor Landing

Access to family bathroom and bedrooms, loft access.

Bedroom One

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

Window to front aspect, wardrobe.

Bedroom Two

2.65m x 2.87m (8' 8" x 9' 5")

Window to rear aspect, wardrobe.

Bedroom Three

2.10m max x 2.93m max (6' 11" x 9' 7")

Window to front aspect, over stairs storage cupboard / wardrobe.

Bathroom

2.09m x 1.97m (6' 10" x 6' 6")

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

Exterior

To the front of the property there is a driveway providing off road parking and access to a garage. To the rear is an enclosed, south facing garden with gated access to the rear boundary. The garden commences with a patio area, the remainder is laid to lawn with a selection of flowers and shrubs to the borders and a shed to the rear boundary.

Agents Note

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

Broadband - Virgin, BT Fibre and Sky available.

Council Tax Band - C

EPC - C

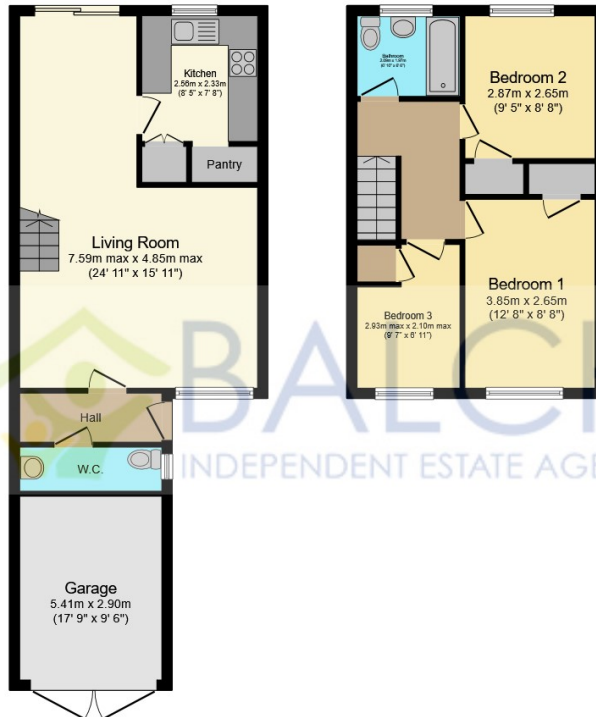
Viewings

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



Ground Floor

Floor area 54.1 sq.m. (582 sq.ft.) approx

First Floor

Floor area 36.8 sq.m. (396 sq.ft.) approx

Total floor area 90.9 sq.m. (978 sq.ft.) approx

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			
(92-100) A			
(81-91) B			87
(69-80) C		68	
(55-68) D			
(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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