



11 Osea Way, Springfield, Chelmsford, Essex, CM1 6JS

- THREE DOUBLE BEDROOMS
- WELL PRESENTED
- DRIVEWAY PROVIDING OFF ROAD PARKING
- PLEASANT REAR GARDEN
- FIRST FLOOR BATH/SHOWER ROOM
- CLOAKROOM
- RE-FITTED KITCHEN
- SPACIOUS FAMILY/DINING AREA
- VIEWING HIGHLY RECOMMENDED
- POPULAR LOCATION



PROPERTY DESCRIPTION

A particularly spacious and extended THREE DOUBLE BEDROOMED MID TERRACED STAGGERED family home comprising of an entrance lobby, lounge, cloakroom, re-fitted kitchen, family/dining area, conservatory and store room to the ground floor and to the first floor there is a re-fitted bath/shower room and three bedrooms. The property further benefits from gas central heating, a pleasant secure rear garden and a block paved driveway to front providing parking for several vehicles. (Council Tax - Band - C)

The property is located close to a variety of shops serving those everyday needs and excellent schooling for all age groups. The supermarkets of Sainsbury and Aldi are within striking distance as are regular bus services serving Chelmsford City Centre with its excellent shopping facilities and of course main line rail service serving London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Obscure double glazed window to side, door to lounge

LOUNGE

14' 5" x 13' 3" (4.39m x 4.04m)

Double glazed window to front, radiator, door to inner lobby.

INNER LOBBY

Stairs rising to first floor, doors to cloakroom and kitchen.

CLOAKROOM

Obscure double glazed window to rear, low level wc, vanity wash hand basin, fully tiled surround.

RE-FITTED KITCHEN

10' 10" x 9' 10" (3.30m x 3.00m)

Fitted with a range of base and wall mounted storage cupboards, integrated dishwasher, space and plumbing for washing machine and tumble dryer, sink unit, space for fridge/freezer, integrated electric double oven and induction hob, spotlights, double glazed window and door to rear garden, access to the family/dining area.

FAMILY/DINING AREA

17' 4" x 8' 10" (5.28m x 2.69m)

Radiator, double glazed doors into the conservatory and door to the store room.

STORE ROOM

9' 2" x 7' 10" (2.79m x 2.39m)

Radiator, double glazed window and door to front.

CONSERVATORY

10' 2" x 9' 11" (3.10m x 3.02m)

Double glazed windows and doors to rear aspect.

FIRST FLOOR LANDING

Loft access which has been partly boarded, storage cupboard that houses the Vaillant gas combination boiler, doors to:

BEDROOM ONE

14' 4" x 10' 10" (4.37m x 3.30m)

Radiator, double glazed window to front, fitted wardrobes along one wall.

BEDROOM TWO

14' 4" x 9' 10" (4.37m x 3.00m)

Double glazed window to rear, radiator, double fitted wardrobe.

BEDROOM THREE

10' 5" x 8' 11" (3.17m x 2.72m)

Double glazed window to rear, radiator, storage cupboard.

RE-FITTED BATH/SHOWER ROOM

Obscure double glazed window to front, heated towel rail, independent shower cubicle, vanity wash hand basin, bath with shower attachment over, extractor fan.

EXTERIOR

To the front of the property there is a block paved driveway that provides parking for several vehicles, doors lead to the entrance lobby and store room. The secure enclosed rear garden commences with a patio area with the remainder being laid to lawn, outside tap.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

VIEWING

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



First Floor

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		85
(69-80)	C		
(55-68)	D	66	
(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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