



## 9 Wallace Crescent, Chelmsford, Essex, CM2 9QL

- THREE BEDROOM SEMI DETACHED CHALET
- EN-SUITE TO BEDROOM 1
- 23' LOUNGE/DINER
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN
- SINGLE GARAGE AND PARKING
- POPULAR LOCATION
- NO ONWARD CHAIN



## PROPERTY DESCRIPTION

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Being offered to the market with NO ONWARD CHAIN, is this three bedroom semi detached chalet bungalow. The accommodation comprises of an entrance hall, two bedrooms, 23' lounge/diner, fitted kitchen and bathroom to the ground floor with a further bedroom and en-suite shower room to the first floor. The property further benefits from gas central heating, double glazing, off road parking, single garage, pleasant rear garden and has the potential to extend S.T.P (Council Tax Band- C)

Wallace Crescent is situated in the area of Moulsham Vale on the outskirts of Old Moulsham, offering access to a range of nearby shops and amenities, with access to a variety of additional shops and restaurants in the city centre.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Side entrance door leads into the the entrance hall.

### ENTRANCE HALL

Doors to two bedrooms and access to the lounge/diner

### BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed window to front.

### BEDROOM THREE

9' 7" x 7' 4" (2.92m x 2.24m)

Double glazed window to rear

### LOUNGE/DINER

23' 10" x 9' 10" (7.26m x 3.00m)

Stairs rising to first floor, door to kitchen, door to rear garden, double glazed window to front.

### KITCHEN

7' 7" x 7' 4" (2.31m x 2.24m)

Fitted with a range of base and wall mounted storage cupboards, space for fridge/freezer, space and plumbing for washing machine, integrated electric oven and gas hob, double glazed window to side, gas combination boiler, door to bathroom

### BATHROOM

7' 8" x 4' 4" (2.34m x 1.32m)

Obscure double glazed window to rear, bath with shower attachment over, wash hand basin, low level wc,

### FIRST FLOOR BEDROOM ONE

12' 9" x 10' 1" (3.89m x 3.07m) MAX

Eaves storage cupboard, velux window to rear, door to en-suite shower room.

### EN-SUITE SHOWER ROOM

7' 9" x 4' 11" (2.36m x 1.50m)

Independent shower cubicle, low level wc, wash hand basin, velux window to side.

### EXTERIOR

To the front of the property there is driveway that provides off road parking for one vehicle. The side gate leads to a single garage with up and over door with the rear garden commencing with a raised decked area and steps down to the remainder of the garden which is mainly laid to lawn,

### SERVICES

ALL MAIN SERVICES ARE CONNECTED.

### VIEWINGS

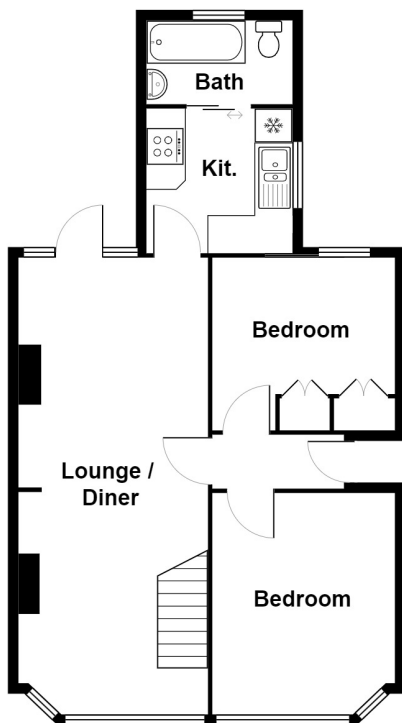
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.

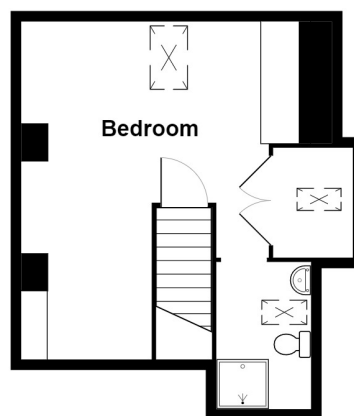


# FLOORPLAN

**Ground Floor**  
Area: 52.3 m<sup>2</sup> ... 562 ft<sup>2</sup>



**1st Floor**  
Area: 28.5 m<sup>2</sup> ... 306 ft<sup>2</sup>



Total Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup>

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.