



## 24 Blackwater Close, Chelmsford, Essex, CM1 7QJ

- THREE BED END OF TERRACE
- LOUNGE/DINER
- CLOAKROOM
- KITCHEN
- FIRST FLOOR FAMILY BATHROOM
- IN NEED OF SOME GENERAL UPDATING AND MODERNISATION
- GARAGE IN BLOCK
- PLEASANT REAR GARDEN
- GREAT LOCATION
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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Being in need of some general updating and modernisation is this three bedroom end of terrace family home. The accommodation comprises of an entrance lobby, entrance hall, cloakroom, lounge/diner and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, double glazing, pleasant front and rear gardens, single garage in block and is offered with NO ONWARD CHAIN. (Council Tax Band - C)

The property is located within this popular cul-de-sac being close to an excellent range of Schooling for all ages and easy access into the City Centre via riverside walks or driving via the Chelmer Valley route.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Sliding sealed unit glazed door with access into the entrance lobby.

### ENTRANCE LOBBY

Door to Entrance hall.

### ENTRANCE HALLWAY

Radiator, under stair storage cupboard, doors to ;

### CLOAKROOM

White suite comprising ; wash hand basin, tiled splash back. low flush W.C,

### LOUNGE/DINER

#### LOUNGE

14' 11" x 12' 0" (4.55m x 3.66m)

Twin glazed doors to reception hall, radiator, sealed unit window to front, brick fire surround, inset gas living flame fire, adjacent TV plinth. Open to;

#### DINING AREA

9' 11" x 8' 11" (3.02m x 2.72m)

Radiator, sealed unit patio door to rear.

### KITCHEN

12' 1" x 8' 11" (3.68m x 2.72m)

Fitted with a range of base and wall cabinets, roll top work surfaces, tiled splash back, integrated one and a half bowl sink and drainer, oven and gas hob with overhead extractor, space and plumbing for washing machine, space for fridge. Under stair storage cupboard, pantry cupboard, sealed unit window and glazed door to garden.

### FIRST FLOOR LANDING

Built in airing cupboard, access to loft space via drop down ladder , gas boiler .

### BEDROOM ONE

12' 11" x 10' 10" (3.94m x 3.30m)

Sealed unit window to front, radiator, built in wardrobe.

### BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.05m)

Sealed unit window to rear, radiator, wardrobe cupboard.

### BEDROOM THREE

9' 2" x 7' 11" (2.79m x 2.41m)

Sealed unit window to rear, radiator.

### FAMILY BATHROOM

Original primrose suite comprising; low flush W.C, pedestal wash hand basin, panel enclosed bath, half tiled walls , radiator, sealed unit window to front.

### EXTERIOR

Front garden hardscaped with inset flower borders, shared pedestrian side access to timber gate leading to rear garden, large patio, low maintenance artificial grass bounded by panel enclosed fencing, three sheds to remain. Not overlooked to the rear.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

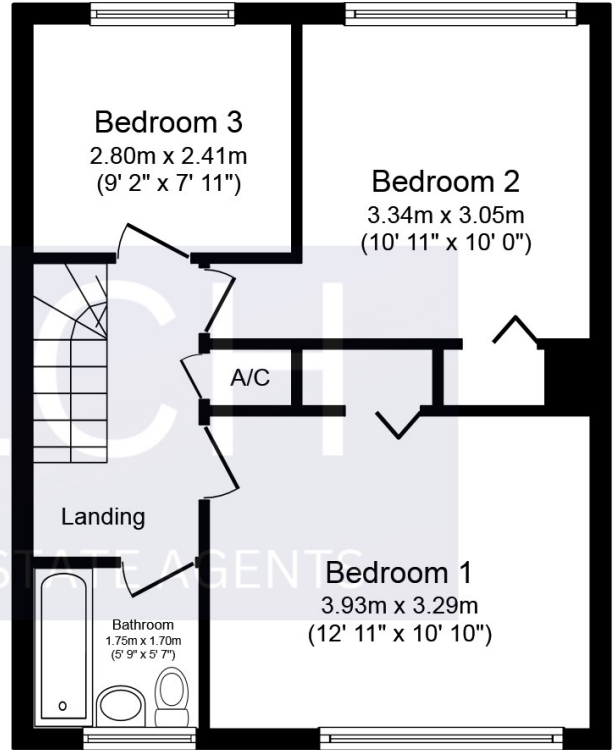
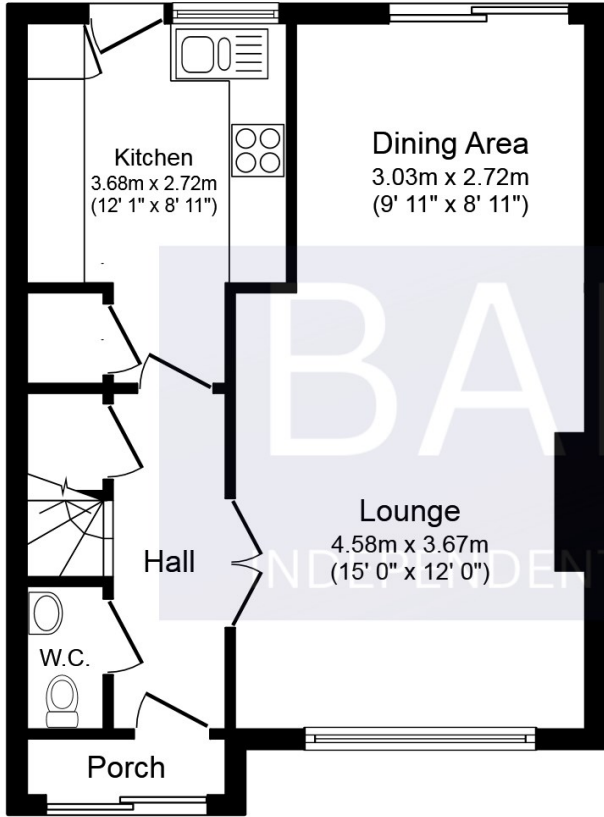
### VIEWINGS

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.







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(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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