

FOR SALE

£400,000 Freehold



Main Road, Broomfield, Chelmsford, Essex. CM1 7BU

- OLDER STYLE THREE BEDROOM SEMI DETACHED
- APPROX 75FT WEST FACING GARDEN
- OFF ROAD PARKING
- CLOAKROOM
- EN-SUITE TO BEDROOM 1
- FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- RE-FITTED KITCHEN
- TWO RECEPTION ROOMS
- VIEWING ESSENTIAL



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PROPERTY DESCRIPTION

AN OLDER STYLE THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN THE POPULAR VILLAGE OF BROOMFIELD. THE PROPERTY BENEFITS FROM OFF ROAD PARKING FOR TWO VEHICLES, TWO RECEPTION ROOMS, FITTED KITCHEN, DOWNSTAIRS CLOAKROOM, EN-SUITE SHOWER ROOM TO BEDROOM ONE, APPROXIMATELY 75FT WEST FACING REAR GARDEN AND IS OFFERED TO THE MARKET WITH A COMPLETE UPWARD CHAIN. (COUNCIL TAX BAND C)

THE PROPERTY IS LOCATED CLOSE TO ALL LOCAL AMENITIES INCLUDING EASY ACCESS TO BROOMFIELD HOSPITAL. THERE ARE ALSO GREAT TRANSPORT LINKS TO CHELMSFORD CITY CENTRE WHICH OFFERS EXCELLENT SHOPPING FACILITIES, ENTERTAINMENTS AND RAILWAY SERVICES TO LONDON LIVERPOOL STREET.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO ENTRANCE LOBBY

ENTRANCE LOBBY

FOLDING DOOR LEADS INTO LOUNGE

LOUNGE

14' 8" x 13' 2" (4.47m x 4.01m)

DOUBLE GLAZED BAY WINDOW TO FRONT, RADIATOR, CAST IRON FEATURE FIREPLACE, PICTURE RAIL, COVED CEILING, EXPOSED FLOORBOARDS, DOOR TO DINING AREA

DINING AREA

13' 1" x 12' 11" (3.99m x 3.94m)

STAIRS RISING TO FIRST FLOOR, CAST IRON FEATURE FIREPLACE, PICTURE RAIL, SPOTLIGHTS, COVED CEILING, UNDERSTAIRS STORAGE AREA, RADIATOR, ACCESS TO KITCHEN

RE-FITTED KITCHEN

10' 6" x 10' 6" (3.20m x 3.20m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE CUPBOARDS, STAINLESS STEEL SINK UNIT WITH A QUOOKER HOT TAP, DOUBLE GLAZED WINDOW TO REAR, SPOTLIGHTS, CUPBOARD HOUSING THE GAS COMBI BOILER WHICH WAS REPLACED IN 2016, ALL KITCHEN APPLIANCES TO REMAIN, ACCESS TO REAR LOBBY

REAR LOBBY

DOOR TO CLOAKROOM AND DOUBLE GLAZED DOOR GIVING ACCESS TO THE REAR GARDEN.

CLOAKROOM

OBSCURE DOUBLE GLAZED WINDOW TO REAR, LOW LEVEL WC, WASH HAND BASIN

FIRST FLOOR LANDING

LOFT ACCESS WITH LADDER AND BEING FULLY BOARDED, DOORS TO:

BEDROOM ONE

13' 1" x 13' 0" (3.99m x 3.96m)

TWO DOUBLE GLAZED WINDOWS TO FRONT, RADIATOR, PICTURE RAIL, COVED CEILING, DOOR TO EN-SUITE SHOWER ROOM

EN-SUITE SHOWER ROOM

OBSCURE DOUBLE GLAZED WINDOW TO SIDE, LOW LEVEL WC, WASH HAND BASIN, INDEPENDENT SHOWER CUBICLE, SPOTLIGHTS

FAMILY BATHROOM

OBSCURE DOUBLE GLAZED WINDOW TO SIDE, LOW LEVEL WC, WASH HAND BASIN, PANELLED BATH WITH SHOWER OVER., SPOTLIGHTS

BEDROOM TWO

14' 5" x 7' 1" (4.39m x 2.16m)

DOUBLE GLAZED WINDOW TO REAR, RADIATOR, PICTURE RAIL, COVED CEILING

BEDROOM THREE

7' 2" x 5' 11" (2.18m x 1.80m)

DOUBLE GLAZED WINDOW TO REAR, PICTURE RAIL, COVED CEILING, RADIATOR

EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS A DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES WITH A SIDE ACCESS LEADING TO THE WEST FACING REAR GARDEN AND MEASURES APPROXIMATELY 75FT IN DEPTH. THE REAR GARDEN COMMENCES WITH A PATIO AREA WITH THE REMAINDER BEING LAID TO LAWN. THERE IS ALSO A RAISED DECKED AREA TO THE REAR OF THE GARDEN WHERE THERE IS A SHED WITH POWER AND LIGHT CONNECTED.

VIEWING

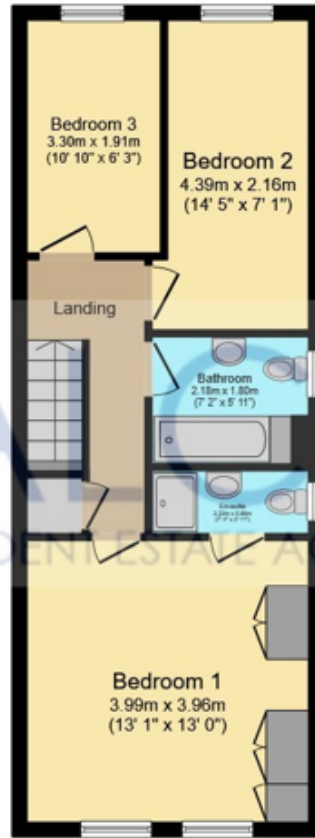
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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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