



# 1 Steamer Terrace, Chelmsford, Essex, CM1 1QP

- Victorian End of Terrace
- Two Bedrooms Plus Loft Room
- Two Reception Rooms
- Two En-Suites
- Fitted Kitchen
- Rear Garden with Outbuildings
- Beautifully Presented
- Permit Parking Available
- 0.1 Mile from Chelmsford's Mainline Train Station
- Charming Character Features



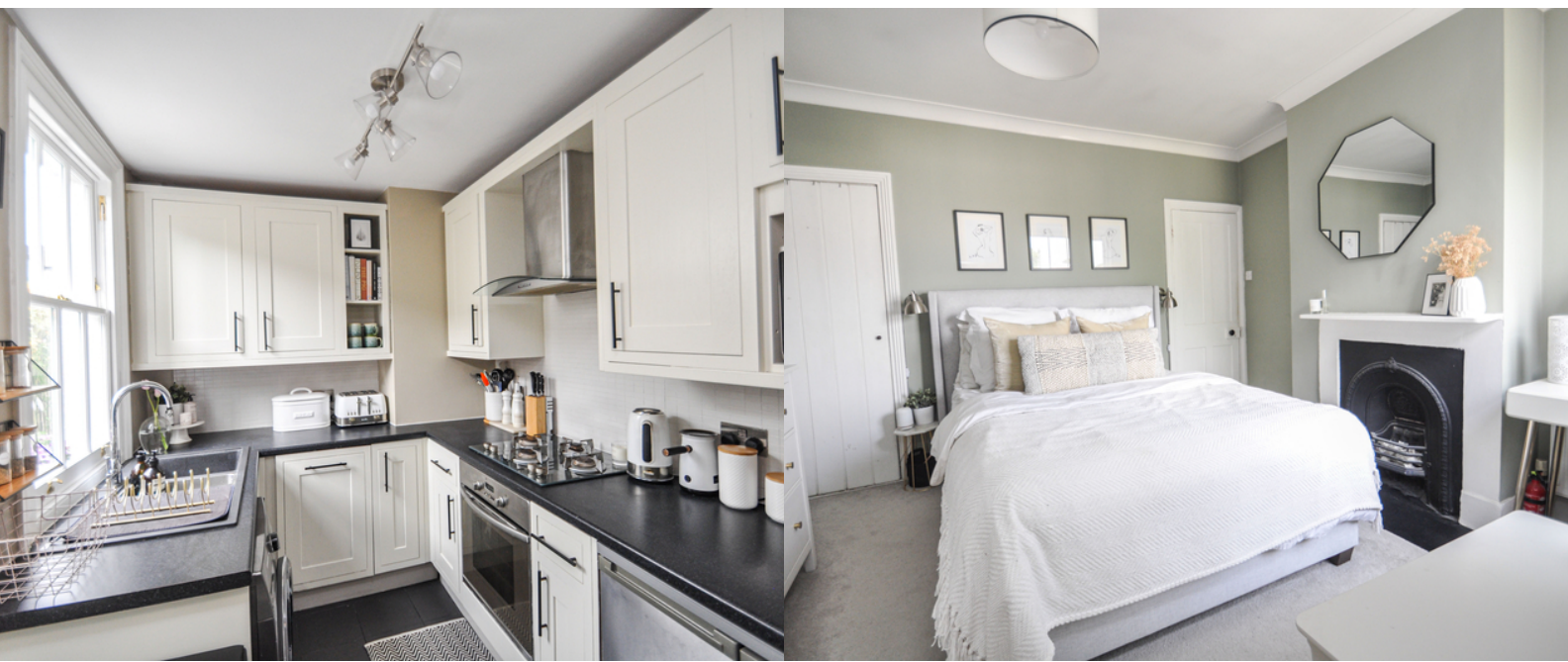
## PROPERTY DESCRIPTION

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Being offered to the market is this beautifully presented two bedroom Victorian end of terrace home offering an abundance of character, period features and finished to the highest of standards. Accommodation is set over two floors, the ground floor offers two well-proportioned reception rooms and a modern fitted kitchen completes the ground floor accommodation. To the first floor there are two double bedrooms, both served by en-suites.

Externally the property is approached from the front via an attractive, fenced front garden featuring established plants and shrubs and an attractive cherry tree. To the rear is an enclosed paved garden with a selection of well maintained plants and shrubs to the borders. The property benefits from a brick built outbuilding currently used for storage and housing a WC. Permit parking is available on a permitted basis for zone two.

The property is situated just 0.1 Miles walking distance from Chelmsford's mainline train station and a short walk to Chelmsford city centre, which offers an excellent choice of amenities and 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. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time of approximately as 35 minutes.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leading through to;

### Living Room

3.74m x 3.31m (12' 3" x 10' 10")

Sash window to front aspect, feature fireplace, door to;

### Hallway

Stairs rising to first floor, door to;

### Dining Room

3.74m x 3.3m (12' 3" x 10' 10")

Sash window to rear aspect, feature fireplace, under stairs storage cupboards housing wall mounted combination boiler. Door to;

### Kitchen

2.11m x 3.05m (6' 11" x 10' 0")

Sash window to side aspect, door to side aspect leading to the garden, range of fitted wall and base units with work surfaces over inset stainless steel sink and drainer, integrated electric oven and extractor hood over, space for appliances.

### First Floor Landing

Access to bedrooms one and two.

### Bedroom One

3.74m x 3.3m (12' 3" x 10' 10")

Sash window to rear aspect, feature fire place, cupboard housing stairs rising to the loft room, door to;

### En-Suite

2.03m x 3.06m (6' 8" x 10' 0")

Sash window to rear aspect, suite comprising low level WC, pedestal wash hand basin, freestanding bath with shower attachment and mixer tap.

### Bedroom Two

3.74m x 3.38m Max (12' 3" x 11' 1" Max)

Sash window to front aspect, feature fireplace, door to;

### En-Suite

1.78m x 1.47m (5' 10" x 4' 10")

Suite comprising low level WC, pedestal wash hand basin and shower cubicle.

### Loft Room

3.74m x 2.64m (12' 3" x 8' 8")

Accessed from loft ladder via the master bedroom, Velux window to rear aspect, eaves storage.

### Exterior

The property is approached from the front via a welcoming front garden with a selection of established plants, shrubs, hedging and an attractive Cherry tree with a pathway leading to the front door.

To the rear is a well-maintained, enclosed rear garden which is paved with a selection of shrubs and flowers to the borders, A brick built outbuilding provides access to storage and the outdoor toilet.

Permit parking is available in the area on a permitted basis for zone two.

### Agents Note

Tenure - Freehold

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

Broadband - Virgin, BT Fibre and Sky available.

Council Tax Band - B

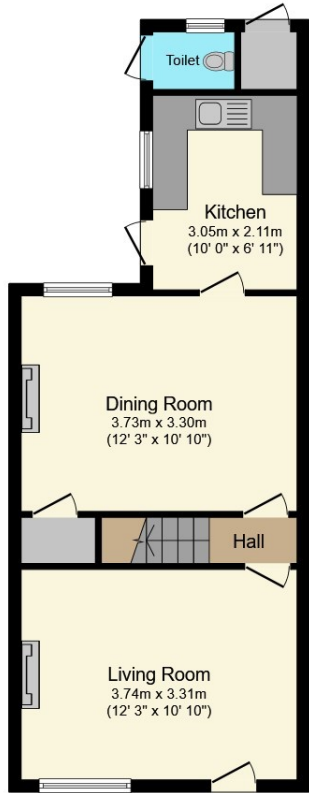
EPC - D

### 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.





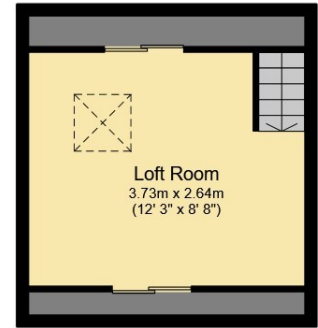
**Ground Floor**

Floor area 51.4 sq.m. (553 sq.ft.) approx



**First Floor**

Floor area 48.6 sq.m. (524 sq.ft.) approx



**Second Floor**

Floor area 19.8 sq.m. (213 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	67
(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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