

FOR SALE

£650,000 Freehold



## Gordon Road, Chelmsford, Essex, CM2 9LL

- THREE BEDROOM DETACHED BUNGALOW
- IN NEED OF SOME GENERAL UPDATING AND MODERNISATION
- BATHROOM AND SEPARATE WC
- 20' LOUNGE/DINER
- 17' KITCHEN/BREAKFAST ROOM
- APPROX 60FT REAR GARDEN
- DRIVEWAY AND GARAGE
- POTENTIAL TO EXTEND (STP)
- POPULAR LOCATION
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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Situated in the ever popular Gordon Road, is this three bedroom detached bungalow. The accommodation which requires some general updating and modernisation comprises of a spacious entrance hall, three bedrooms, bathroom with separate wc, 17ft kitchen/breakfast room and a 20ft lounge/diner. The property further benefits from a driveway providing off road parking, single garage and a mature rear garden that measures approximately 60ft in depth. NO ONWARD CHAIN, POTENTIAL TO EXTEND S.T.P (Council Tax Band - E)

The property is situated to the South side of Chelmsford which is well served with a selection of local amenities within walking distance including a parade of shops which includes, Chemist, Newsagents, Doctors and a Tesco's. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to a number of reputable independent schools.

Gordon Road is within easy access of the A12 and the A414 and conveniently located to Chelmsford city centre and mainline train station providing direct access to Liverpool Street within approximately 35 minutes. There is a regular bus service which runs through Moulsham Lodge and provides access to the City Centre. Chelmsford City Centre offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store. Recreation facilities include the newly refurbished Riverside Ice and Leisure Centre, two multi screen cinemas and a large selection of restaurants and bars. Open spaces can be found at Hylands Park estate, Chelmer Park and Galleywood Common.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the spacious entrance hall.

### Spacious Entrance Hall

Loft access, doors to:

### Bedroom One

15' 5" into bay x 11' 4" (4.70m x 3.45m)

Secondary glazed bay window to front, fitted wardrobes and storage cupboards.

### Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

Secondary glazed window to side, fitted wardrobes and storage.

### Bedroom Three

9' 11" x 9' 3" (3.02m x 2.82m)

Secondary glazed bay window to front, fitted wardrobes.

### Bathroom

Secondary glazed window to side, panelled bath with shower attachment over, wash hand basin, airing cupboard.

### Separate Wc

Obscure window to side, low level wc.

### Lounge/Diner

20' 5" x 15' 5" (6.22m x 4.70m)

Two windows to side, bay window to rear, door to garden, gas feature fireplace and brick surround.

### Kitchen/Breakfast Room

Fitted with a range of base and wall mounted storage cupboards, door to side, secondary glazed window to side and rear, stainless steel sink unit, integrated electric double oven and hob, gas boiler, space and plumbing for washing machine, space for fridge/freezer.

### Exterior

To the front of the property there is a driveway that provides off road parking and in turn leads to the single garage with electric up and over door with power and light connected. There is side access to the rear garden which measures approximately 60ft in depth and commences with a crazy paved patio area and steps up to the remainder of the garden which has been laid to lawn with a selection of flower, trees and shrubs, ornamental fish pond, outside tap, summer house, wooden storage shed and separate workshop, personal door to garage.

### 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.

### Referrals

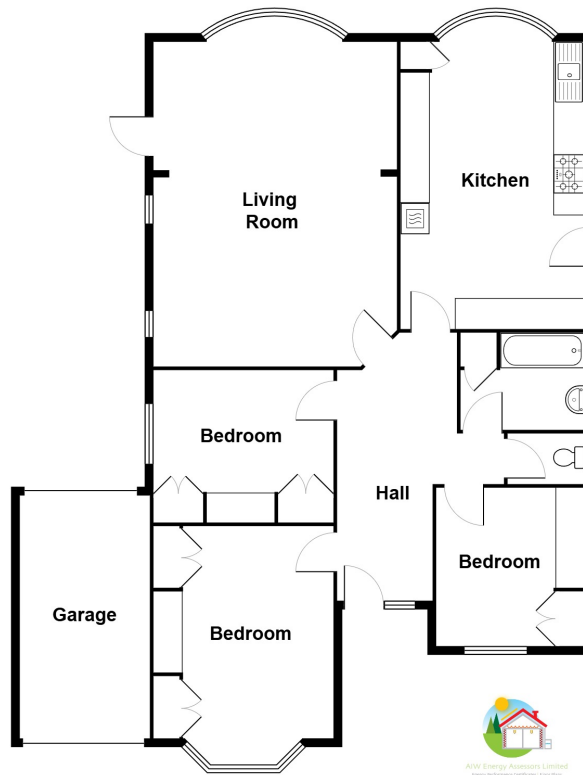
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC



## Bungalow



Total Area: 115.1 m<sup>2</sup> ... 1239 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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