

FOR SALE

£325,000 Freehold



202 Rainsford Road, Chelmsford, Essex, CM1 2PD

- THREE BEDROOM FAMILY HOME
- LOUNGE
- KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- PERMIT PARKING
- VIEWS ACROSS ADMIRALS PARK
- SINGLE GARAGE
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Located within close proximity of Chelmsford City Centre with views across Admirals Park, is this three bedroom family home. The accommodation comprises of an entrance lobby, entrance hall, lounge and kitchen/diner 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, permit parking, single garage and a garden area to the rear. NO ONWARD CHAIN (Council Tax Band - C)

The property favours a location to the west side of this thriving City which boasts excellent shopping to accommodate all needs and, of course, is easily accessible to the Chelmsford main line station serving Liverpool Street.



ROOM DESCRIPTIONS

Property Information

(with approximate room sizes)

Double glazed entrance door leads into the entrance lobby.

Entrance Lobby

Door to entrance hall

Entrance Hall

Stairs rising to first floor, understairs storage area, doors to

Lounge

16' 5" x 11' 1" (5.00m x 3.38m)

Double glazed window to front

Kitchen/Diner

14' 9" x 11' 2" (4.50m x 3.40m)

Fitted with a range of base and wall mounted storage units, stainless steel sink unit, window and door to rear, space and plumbing for various kitchen appliances.

First Floor Landing

Loft access, storage cupboard, doors to:

Family Bathroom

Obscure window to rear, panelled bath with shower over, low level wc, wash hand basin, cupboard housing gas boiler.

Bedroom One

14' 5" x 9' 10" MAX (4.39m x 3.00m) plus door recess

Double glazed window to front

Bedroom Two

14' 4" x 7' 4" MAX (4.37m x 2.24m)

Double glazed window to rear.

Bedroom Three

10' 11" x 6' 4" (3.33m x 1.93m)

Double glazed window to front.

Exterior

To the front of the property there is permit parking and a driveway to the side that provides vehicle access to the rear of the property where a single garage and garden area can be found.

Services

All main services are connected.

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

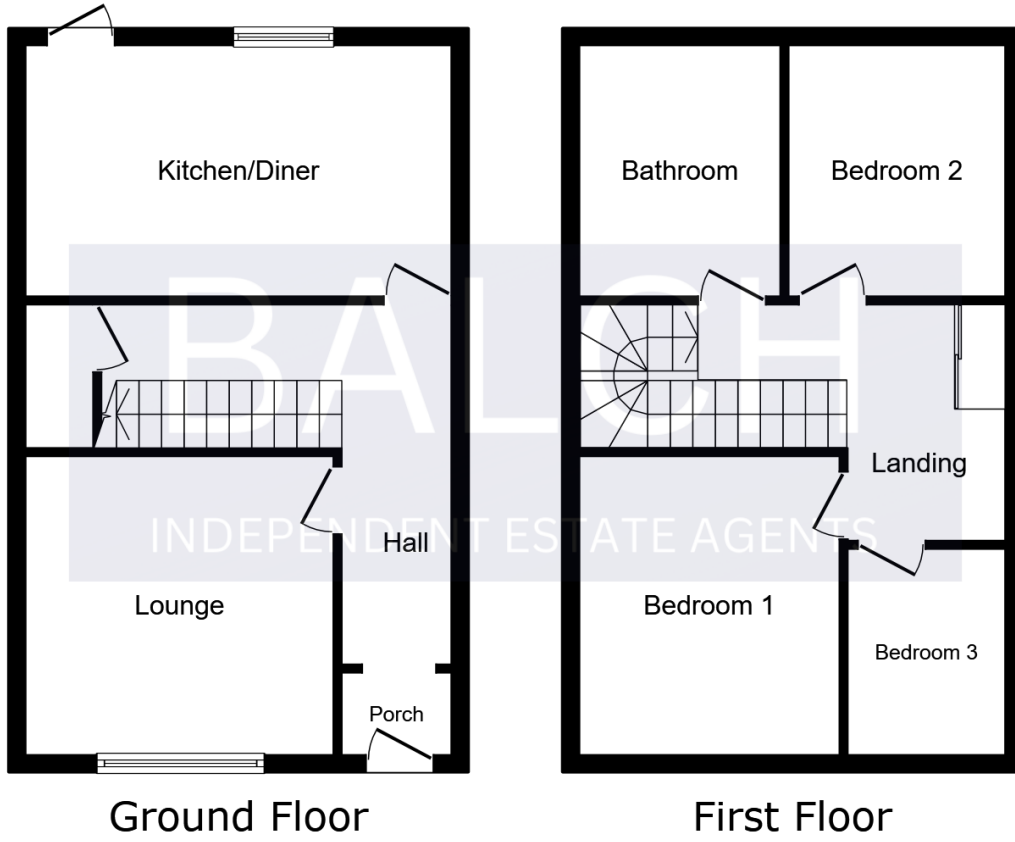
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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



FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com