



16 The Windmills, Broomfield, Chelmsford, Essex, CM1 7FD

- TWO BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- LOCATED ON A WALKWAY
- APPROXIMATELY 47FT REAR GARDEN
- ALLOCATED PARKING AND VISITORS SPACE
- POPULAR LOCATION



PROPERTY DESCRIPTION

Pleasantly situated on the boundaries of Broomfield is this TWO BEDROOM MID TERRACED family home having a fitted kitchen, lounge and separate dining room, first floor bathroom, gas fired radiator heating and sealed unit double glazing, all with the benefits of a rear garden that is approaching 47' in depth and one allocated parking space and visitors' parking subject to availability. (Council Tax Band - C)

The property is located close to Chelmsford's City centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of 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. Broomfield hospital is situated approximately 0.3 miles walking distance from the property and Springfield hospital approximately 2.5 miles.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Stairs rising to first floor, doors to:

LOUNGE

10' 0" x 9' 1" (3.05m x 2.77m)

Double glazed window to front

DINING ROOM

14' 0" x 9' 5" (4.27m x 2.87m)

Double glazed window to rear

FITTED KITCHEN

10' 4" x 7' 1" (3.15m x 2.16m)

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

LANDING

Loft access, large storage cupboard, doors to:

BEDROOM ONE

14' 0" x 10' 5" (4.27m x 3.17m) MAX

Double glazed window to rear

BEDROOM TWO

10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to front.

BATHROOM

7' 4" x 7' 1" (2.24m x 2.16m)

Obscure double glazed window to rear, heated towel rail, bath with shower over, low level wc, wash hand basin.

EXTERIOR

The property is located on a walkway and has an allocated parking space plus visitors subject to availability. The rear garden measures approximately 47ft in depth and commences with a patio area with the remainder being laid to lawn, garden shed to remain.

AGENTS NOTE

We have been advised by the current Vendors that there is an Estates Charge of approximately £100 per annum payable.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

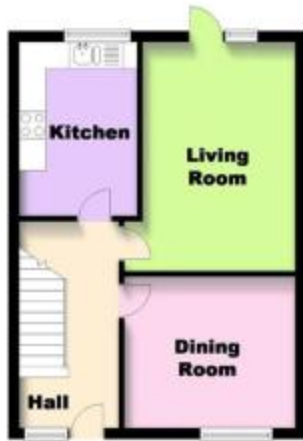
VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

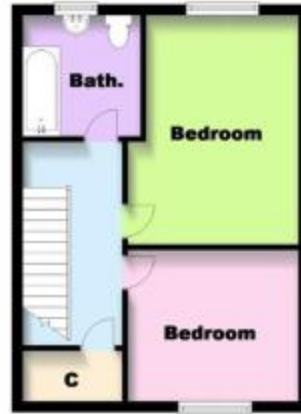
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Ground Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any any error, omission or mistatement. The plan is for illustrative purposes only and should be used as such by any potential owner.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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	