



## 3 Bramston Close, Great Baddow, Chelmsford, Essex, CM2 7EW

- TWO BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- LOUNGE AND SEPARATE DINING AREA
- DRIVEWAY AND GARAGE
- POPULAR LOCATION - CLOSE TO SHOPS AND SCHOOLS
- SHOWER ROOM
- MATURE REAR GARDEN
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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Located within the popular residential turning of Bramston Close in Great Baddow, is this two bedroom link detached bungalow. The accommodation comprises of an entrance lobby, lounge, separate dining area, fitted kitchen/breakfast room, shower room and two bedrooms. The property further benefits from gas central heating, double glazing, driveway providing off road parking, single garage and mature gardens to front and rear. No Onward Chain (Council Tax Band - D)

The property is conveniently located to the South of Chelmsford City Centre in the highly desirable area of Great Baddow. Great Baddow offers a selection of sought after schools, easy access to the A12 and A130 for commuting and a selection of parks and open green recreational areas. The Vineyards shopping centre provides a number of day to day amenities and is within walking distance or a short bus journey. Chelmsford City Centre and it's mainline train station which provides services to London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas, pedestrianised high street. two shopping precincts, retail parks as well as several designer stores in the popular Bond Street. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(with approximate room sizes)

Double glazed entrance door leads into the entrance lobby.

### Entrance Lobby

Doors to the lounge and kitchen/breakfast room

### Lounge

23' 8" x 11' 10" (7.21m x 3.61m)

Double glazed window to front, gas feature fireplace, access to the dining area and inner lobby.

### Dining Area

11' 9" x 6' 11" (3.58m x 2.11m)

Double glazed french doors to rear garden.

### Inner Lobby

Loft access, storage cupboard, doors to bedrooms one and two, door to shower room, door to kitchen/breakfast room, door to lounge.

### Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

Double glazed window and french doors to rear garden.

### Bedroom

12' 11" x 11' 10" (3.94m x 3.61m)

Double glazed window to rear.

### Shower Room

Obscure double glazed window to side, independent shower cubicle, wash hand basin, low level wc, fully tiled surround.

### Kitchen/Breakfast Room

16' 6" x 10' 4" (5.03m x 3.15m)

Fitted with a range of base and wall mounted storage cupboards, double glazed door to side and window to front, sink unit, integrated electric oven and hob with extractor over, integrated fridge and separate freezer, integrated tumble dryer and washing machine, door to inner lobby

### Exterior

To the front of the property there is a driveway that leads to the single garage with up and over door and power and light connected and a small lawned area which is enclosed by a dwarf wall. Side access leads to the rear garden that commences with a patio area with the remainder being laid to lawn, flower, tree and shrub borders, garden shed, outside tap.

### 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

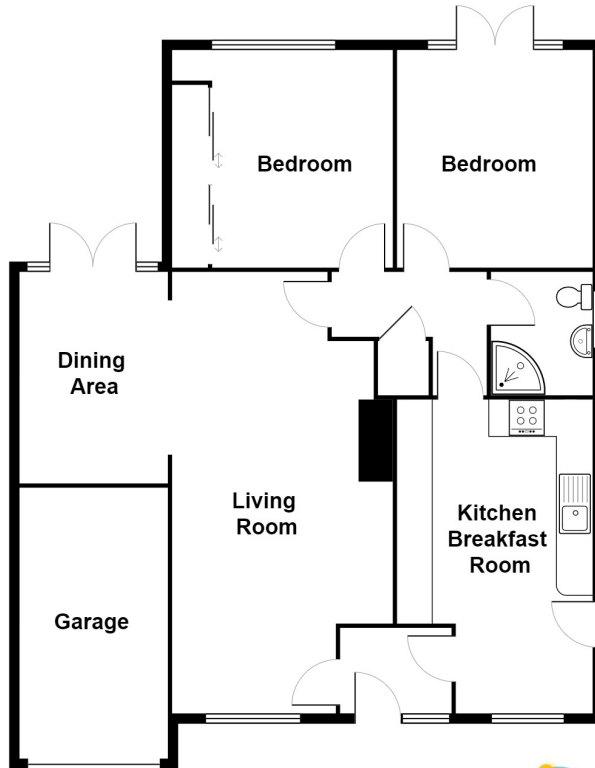
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC



Bungalow



Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup>



AIW Energy Assessors Limited  
Energy Performance Certificate - Floor Plans  
T: 01253 85333 | info@aiwepc.com | www.aiwepc.com

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>		<b>80</b>
(55-68)	<b>D</b>	<b>64</b>	
(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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