

FOR SALE

Offers In Excess £465,000 Freehold



## 49 Bruce Grove, Chelmsford, Essex, CM2 9AY

- EXTENDED THREE BEDROOMED SEMI DETACHED
- RECEPTION ROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- CLOAKROOM
- FIRST FLOOR FAMILY BATHROOM
- SINGLE GARAGE AND PARKING
- DETACHED HOME OFFICE/HOBBIES ROOM
- WELL PRESENTED
- VIEWING ADVISED
- APPROX 100FT REAR GARDEN



## PROPERTY DESCRIPTION

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An extended and well presented older style three bedroom semi detached family home located within easy reach of Chelmsford city centre and railway station. The accommodation comprises of an entrance hall, reception room, cloakroom and an open plan lounge/kitchen/dining room to the ground floor with three bedrooms and family bathroom to the first floor. The property further benefits from gas central heating, double glazing, a parking space in front of the property, a shared driveway leading to the single garage and a mature rear garden that measures approximately 100ft in depth with a detached home office with power and light connected. (Council Tax Band - C)

Bruce Grove is located off Wood Street in a residential area on the southern outskirts of Chelmsford, close to the favoured Old Moulsham area. Chelmsford City Centre and mainline railway station is approximately 1 mile away



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Double glazed entrance door leads into the entrance hall.

### Entrance Hall

Under stairs storage cupboard, stairs rising to first floor, door to reception room and door to the open plan lounge/kitchen/diner.

### Reception Room

11' 5" x 11' 11" (3.48m x 3.63m)

Double glazed window to front.

### Open Plan Lounge/Diner/Kitchen

26' 8" x 16' 11" (8.13m x 5.16m)

### Lounge Area

16' 11" x 12' 11" (5.16m x 3.94m)

Door to cloakroom and access to the kitchen/diner

### Kitchen/Diner Area

16' 1" x 11' 10" (4.90m x 3.61m)

Fitted with a range of base and wall mounted storage units, sky lanterns, bi-fold door to rear garden, integrated electric double oven, integrated dishwasher, gas hob, sink unit, space for fridge/freezer, space and plumbing for washing machine, double glazed window to side.

### Cloakroom

Low level wc, wash hand basin

### First Floor Landing

Loft access, double glazed window to side, cupboard housing gas boiler, doors to:

### Family Bathroom

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

### Bedroom One

11' 10" x 8' 10" (3.61m x 2.69m) plus door recess

Double glazed window to front.

### Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to rear, wardrobe recess

### Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to front.

### Exterior

There is a parking space in front of the property and a shared driveway to the side that leads to the single garage with up and over door, power and light connected. The side gate leads to the rear garden which measures approximately 100ft in depth and commences with a raised patio area that steps down to the rear garden with a variety of trees and shrubs, garden shed and a detached home office/hobbies room (15'2 x 11'10) with power and light connected and shower room.

### Services

All main services are connected.

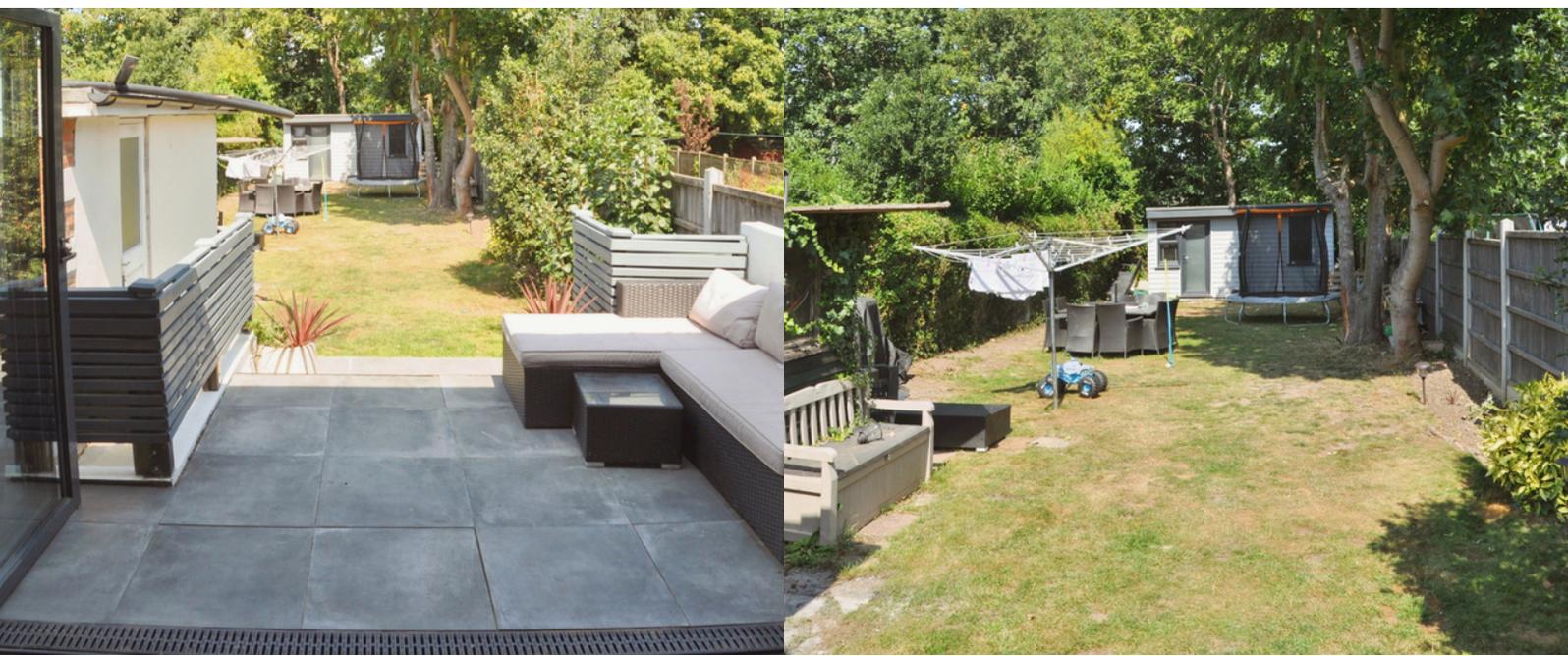
### Viewings

By prior appointment with BALCH ESTATE AGENTS.

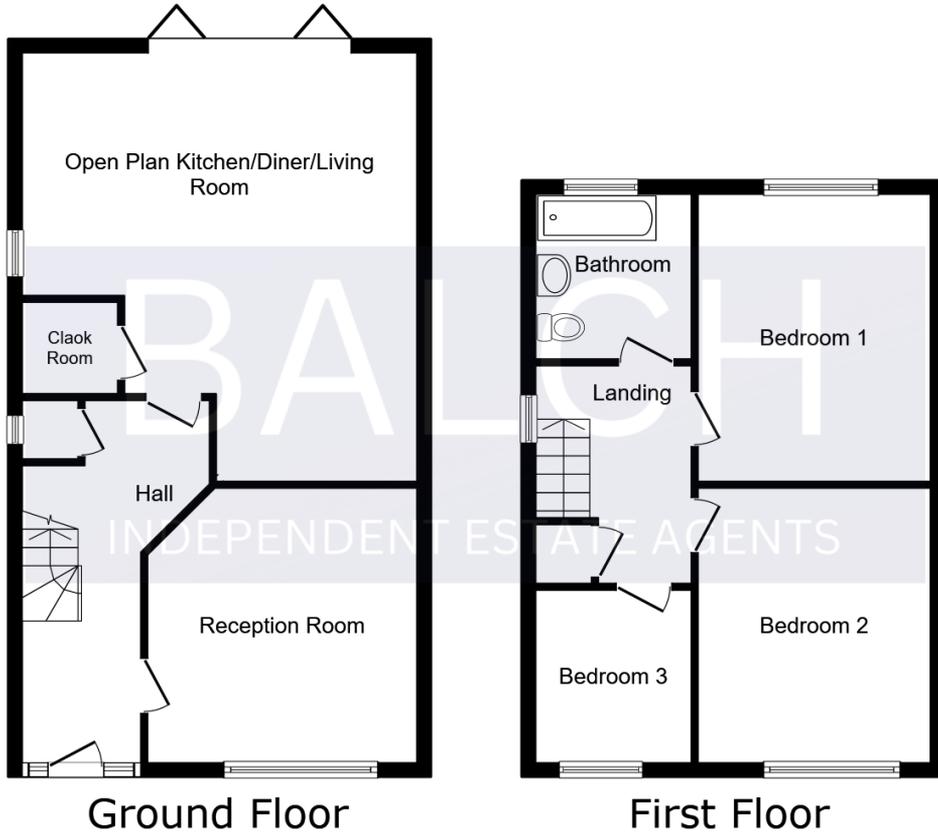
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### 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



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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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