



17 Loftin Way, Chelmsford, Essex, CM2 9TW

- IN NEED OF SOME GENERAL UPDATING AND MODERNISATION
- THREE BEDROOM SEMI DETACHED
- GROUND FLOOR BATHROOM
- DUAL ASPECT LOUNGE/DINER
- DRIVEWAY PARKING
- POPULAR LOCATION - CLOSE TO SHOPS AND SCHOOLS
- DOUBLE GLAZED WINDOWS
- GOOD SIZE REAR GARDEN
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

GUIDE PRICE OF £325,000 - £350,000 Coming to the market for the first time since its construction in 1937, is this Three Bedroom Semi Detached Family Home. The accommodation that requires some general updating and modernisation comprises of an Entrance Hall, Bathroom, Sparsley Fitted Kitchen and Lounge/Diner to the ground floor with Three Bedrooms to the first floor. The property further benefits from double glazed windows, a driveway providing off road parking and a mature rear garden that measures approximately 60ft in depth. NO ONWARD CHAIN. (Council Tax - Band C)

Loftin Way is within close proximity of local shops and schools and is located approximately 2 miles distance to Chelmsford City Centre which offers excellent shopping facilities, entertainments and railway station with services to London Liverpool Street.



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 bathroom, lounge/diner and kitchen

GROUND FLOOR BATHROOM

Low level wc, wash hand basin, obscure double glazed window to side, bath, airing cupboard, wall mounted dimplex heater.

LOUNGE/DINER

15' 9" x 9' 7" (4.80m x 2.92m)

Wall mounted gas fire, double glazed window to front, double glazed window and door to rear garden.

KITCHEN

10' 3" x 7' 9" (3.12m x 2.36m)

Sparsley fitted kitchen with a stainless steel sink unit and a variety of cupboards, double glazed window to side and rear, double glazed door to rear garden.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

15' 9" x 9' 7" (4.80m x 2.92m)

Double glazed window to front and rear.

BEDROOM TWO

10' 5" x 7' 4" (3.17m x 2.24m)

Double glazed window to rear

BEDROOM THREE

10' 3" x 6' 9" (3.12m x 2.06m)

Double glazed window to rear

EXTERIOR

To the front of the property there is a small lawned area and driveway that provides off road parking. The side access leads to the rear garden that measures approximately 60ft in depth and is laid to lawn, with a single garage, two wooden sheds and greenhouse.

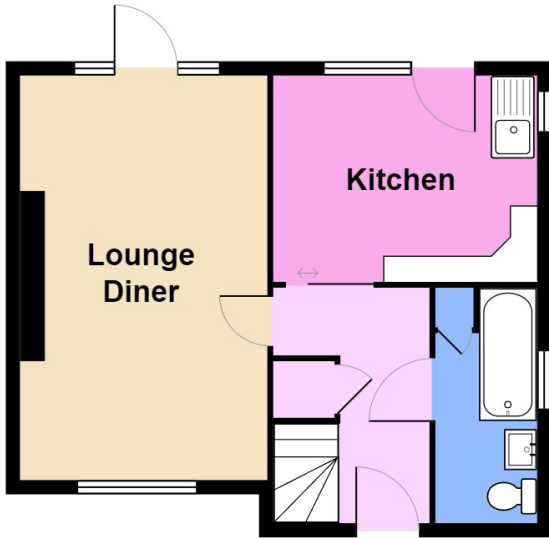
VIEWINGS

By prior appointment with BALCH ESTATE AGENTS .

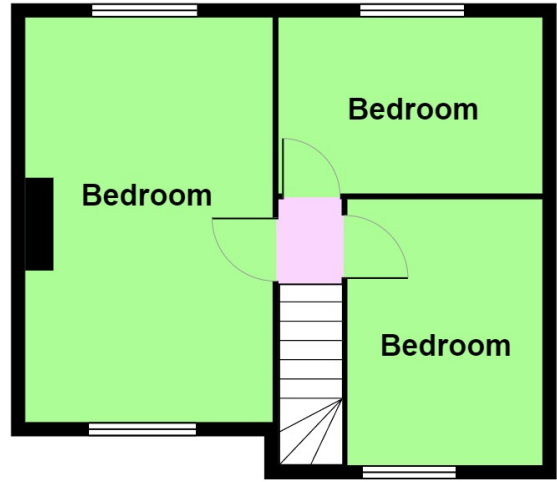
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Ground Floor
Area: 31.6 m² ... 341 ft²



1st Floor
Area: 31.6 m² ... 341 ft²



Total Area: 63.3 m² ... 681 ft²



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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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(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