



## 27 Skerry Rise, Chelmsford, Essex, CM1 4EG

- REQUIRES SOME UPDATING AND MODERNISATION
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- LOUNGE
- CONSERVATORY
- BATHROOM
- POPULAR LOCATION
- MATURE REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- NO ONWARD CHAIN



## PROPERTY DESCRIPTION

---

Being in need of some general updating and modernisation is this Two Bedroom Semi Detached Bungalow. The accommodation comprises of an Entrance Hall, Two Good Sized Bedrooms, Bathroom, Kitchen/Breakfast Room, Lounge and Conservatory. The property further benefits from double glazed windows, gas central heating (new Baxi boiler installed 2021), shared driveway to the side giving access to the detached single garage and a mature southerly facing rear garden which measures approximately 60ft in depth. NO ONWARD CHAIN. (Council Tax Band - C)

The property is located close to an excellent selection of everyday amenities to be found at the Broomfield Parade at Patching Hall Lane. Bus services are closeby serving Chelmsford City Centre offering excellent shopping facilities and main line rail service to London - Liverpool Street.



# ROOM DESCRIPTIONS

---

## Property Information

### ACCOMMODATION:

(WITH APPROXIMATE ROOM SIZES) A side entrance door gives access to:

### ENTRANCE HALL:

Access to roof space, radiator, storage cupboard.

### LOUNGE:

4.04m (13ft 3in) x 3.28m (10ft 9in)

Radiator, double glazed doors and windows into conservatory.

### CONSERVATORY:

2.84m (9ft 4in) x 2.36m (7ft 9in)

Double glazed windows and doors overlooking the rear garden.

### KITCHEN/BREAKFAST ROOM:

3.33m (10ft 11in) x 2.44m (8ft 0in)

Fitted with a range of base and wall mounted storage units, stainless steel sink unit, space for fridge/freezer, space and plumbing for washing machine, space for cooker, double glazed window and door to rear garden, wall mounted Baxi boiler (installed 2021)

### BEDROOM ONE:

4.14m (13ft 7in) Maximum x 3.33m (10ft 11in)

Double glazed bay window to the front, radiator.

### BEDROOM TWO:

3.25m (10ft 8in) x 3.07m (10ft 1in)

Double glazed window to front, radiator.

### BATHROOM:

Obscure double glazed window to side, panelled bath with shower over, low level wc, wash hand basin, radiator.

### OUTSIDE:

To the front of the property there is an expansive shingled area which is contained by ornamental wall. There is a shared driveway giving access down the side of the property with timber paneled fencing and side gate to the southerly facing rear garden which is approaching 60ft in depth. There is a DETACHED SINGLE GARAGE (18ft x 9ft 2in) with up and over door and personal door to side.

### SERVICES:

All main services are connected.

### VIEWING:

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.



# FLOORPLAN & EPC



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	55	
(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	

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