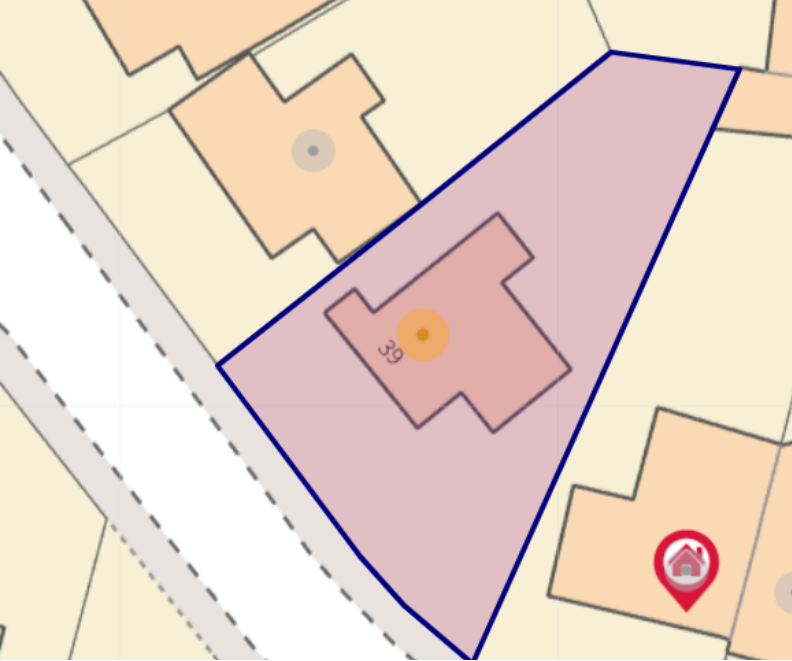




39 Gordon Road, Chelmsford, Essex, CM2 9LN

- Detached Family Home
- Three Bedrooms
- Requires Modernisation
- Potential to Extend STPP
- Popular Location
- No Onward Chain
- Garage and Driveway
- Good Size Plot



PROPERTY DESCRIPTION

Situated in the popular Gordon Road is this three bedroom detached family home requiring modernisation. The property is situated on a good size plot measuring approximately 0.10 of an acre and offers spacious accommodation throughout with the potential for extension (STPP). Accommodation is set over two floors, to the ground floor there is an entrance porch leading to the entrance hall which provides access to a cloakroom, kitchen, two reception rooms and a utility area. To the first floor are three good size bedrooms and a family bathroom. Externally to the front of the property there is a front garden which is mainly laid to lawn and off road parking which provides access to the garage. To the rear is an established, enclosed rear garden which is mainly laid to lawn with a selection of shrubs and trees including plum trees and a cherry tree. An external spiral staircase provides access to a studio room located above the garage.

The property is situated to the South side of Chelmsford on the sought after Gordon Road which is well served with a selection of local amenities within walking distance including a parade of shops which includes, Chemist, Newsagents, Doctors and a Tesco's. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to a number of reputable independent schools. Gordon Road is within easy access of the A12 and the A414 and conveniently located to Chelmsford city centre and mainline train station providing direct access to Liverpool Street within approximately 35 minutes. There is a regular bus service which runs through Moulsham Lodge and provides access to the City Centre. Chelmsford City Centre offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store. Recreation facilities include the newly refurbished Riverside Ice and Leisure Centre, two multi screen cinemas and a large selection of restaurants and bars. Open spaces can be found at Hylands Park estate, Chelmer Park and Galleywood Common.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Porch

1.32m x 2.2m (4' 4" x 7' 3")

Window to front aspect, door leading through to;

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, access to kitchen, living room and;

Cloakroom

2.14m x 0.9m (7' 0" x 2' 11")

Window to front aspect, low level WC, wash hand basin.

Living Room

3.1m x 4.73m (10' 2" x 15' 6")

Bay window to front aspect, window to side aspect, opening through to;

Dining Room

3.1m x 3.31m (10' 2" x 10' 10")

Sliding patio doors to rear aspect, door leading through to;

Kitchen

2.57m x 3.76m (8' 5" x 12' 4")

Window to side aspect, range of matching wall and base units, inset sink and drainer, space for appliances, storage cupboard, door leading through to;

Utility Area

2.57m x 4.5m (8' 5" x 14' 9")

Door to side leading to the rear garden.

First Floor Landing

Window to side aspect, access to bedrooms and family bathroom.

Bedroom One

3.5m x 4.9m (11' 6" x 16' 1")

Window to front and side aspect.

Bedroom Two

3.5m x 3.18m (11' 6" x 10' 5")

Window to rear aspect, two storage cupboards.

Bedroom Three

2.25m x 3.6m (7' 5" x 11' 10")

Window to side and front aspects, over-stairs storage cupboard.

Family Bathroom

2.01m x 1.64m (6' 7" x 5' 5")

Window to rear aspect, low level WC, wash hand basin, paneled bath.

Exterior

The property is approached from the front and provides driveway parking, access to the garage and a front garden which is laid to lawn. To the rear is a fully enclosed garden which commences with a paved patio, the remainder of the garden is mainly laid to lawn with established plants and shrubs and a selection of trees including two plum trees and a cherry tree. To the rear boundary is a summer house and a personal door provides access to the garage with a spiral staircase leading to a studio room located above the garage.

Agents Note

The property benefits from double glazing throughout and gas central heating. (We have been advised the boiler is not in working order and the property has been drained down). Broadband -, BT Fibre, Virgin and Sky available. Council Tax Band - E
EPC - TBC

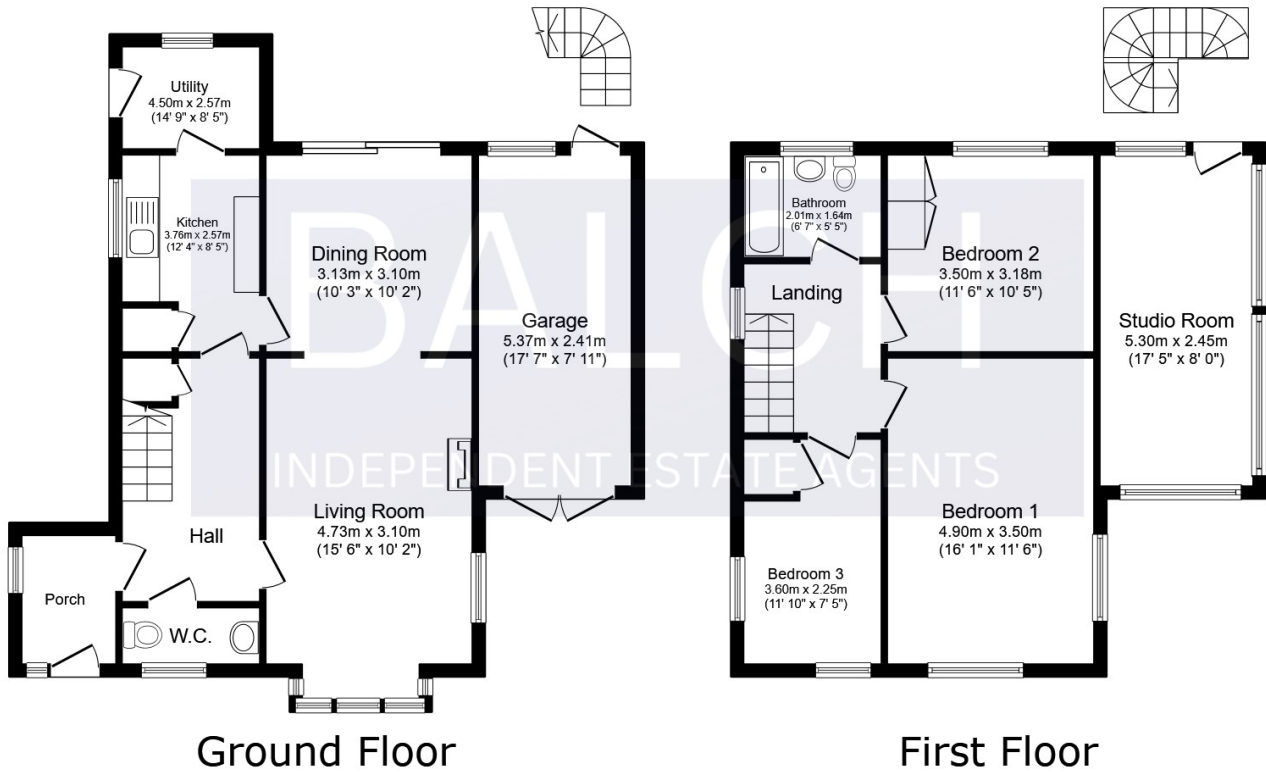
Viewings

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.



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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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