



4 Capel Close, Chelmsford, Essex, CM1 7DE

- Semi - Detached House
- Two Bedrooms
- No Onward Chain
- Driveway Parking
- Kitchen / Diner
- Living Room
- Large Rear Garden
- Quiet Cul- De-Sac Location
- Conservatory
- Modern Bathroom



PROPERTY DESCRIPTION

Being offered with no onward chain, situated in a quiet cul-de-sac location to the north of Chelmsford City centre in the popular village of Broomfield is this spacious two bedroom semi-detached home. Accommodation is bright and airy throughout and set over two floors. The ground floor accommodation comprises; entrance hall, living room, kitchen /diner and a conservatory. To the first floor are two good size bedrooms and a recently installed bathroom. Externally the property benefits from driveway parking, to the rear is a good size enclosed garden which is mainly laid to lawn. The total plot measures circa 0.05 of an acre.

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated approximately 1.8 miles from the property and Springfield hospital approximately 1.4 miles.



ROOM DESCRIPTIONS

Property Information

Entrance door leading through to;

Entrance Hall

Window to side aspect, access to living room, and stairs rising to first floor.

Living Room

11' 7" x 14' 7" (3.53m x 4.45m)

Window to front aspect, access to Kitchen / Diner, electric feature fireplace.

Kitchen / Diner

15' 1" x 8' 10" (4.60m x 2.69m)

Window to rear aspect, windows and door providing access to the conservatory, range of matching wall and base units with work surfaces over, inset stainless steel sink with drainer, space for fridge/freezer, washing machine and oven.

Conservatory

8' 10" x 8' 2" (2.69m x 2.49m)

Windows to side and rear aspects, french doors leading into the rear garden.

First Floor Landing

Window to side aspect. access to bathroom , bedroom one and bedroom two.

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Window to front aspect, cupboard housing combination boiler, large cupboard currently being utilised as a walk in wardrobe area.

Bedroom Two

8' 7" x 11' 1" (2.62m x 3.38m)

Window to rear aspect, access to the insulated and partially boarded loft.

Bathroom

5' 9" x 7' 7" (1.75m x 2.31m)

Obscure window to rear aspect, recently installed white suite comprising low level WC, pedestal wash hand basin, paneled bath with shower over.

Exterior

The property is approached from the front with driveway parking and a front garden. Gated side access provides access to the rear garden. The rear garden commences with a paved patio area, the remainder is mainly laid to lawn with a selection of plants and shrubs to the borders. Shed with power connected to remain.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

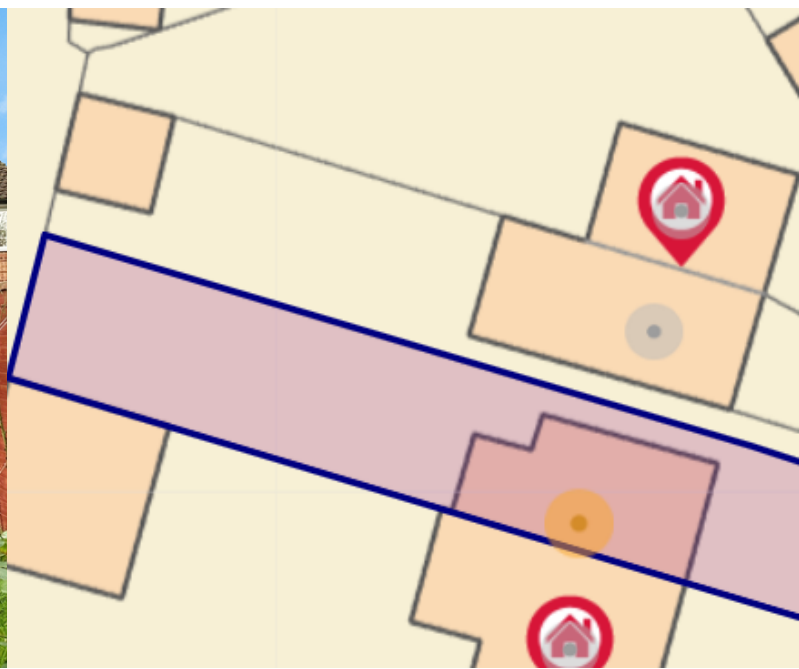
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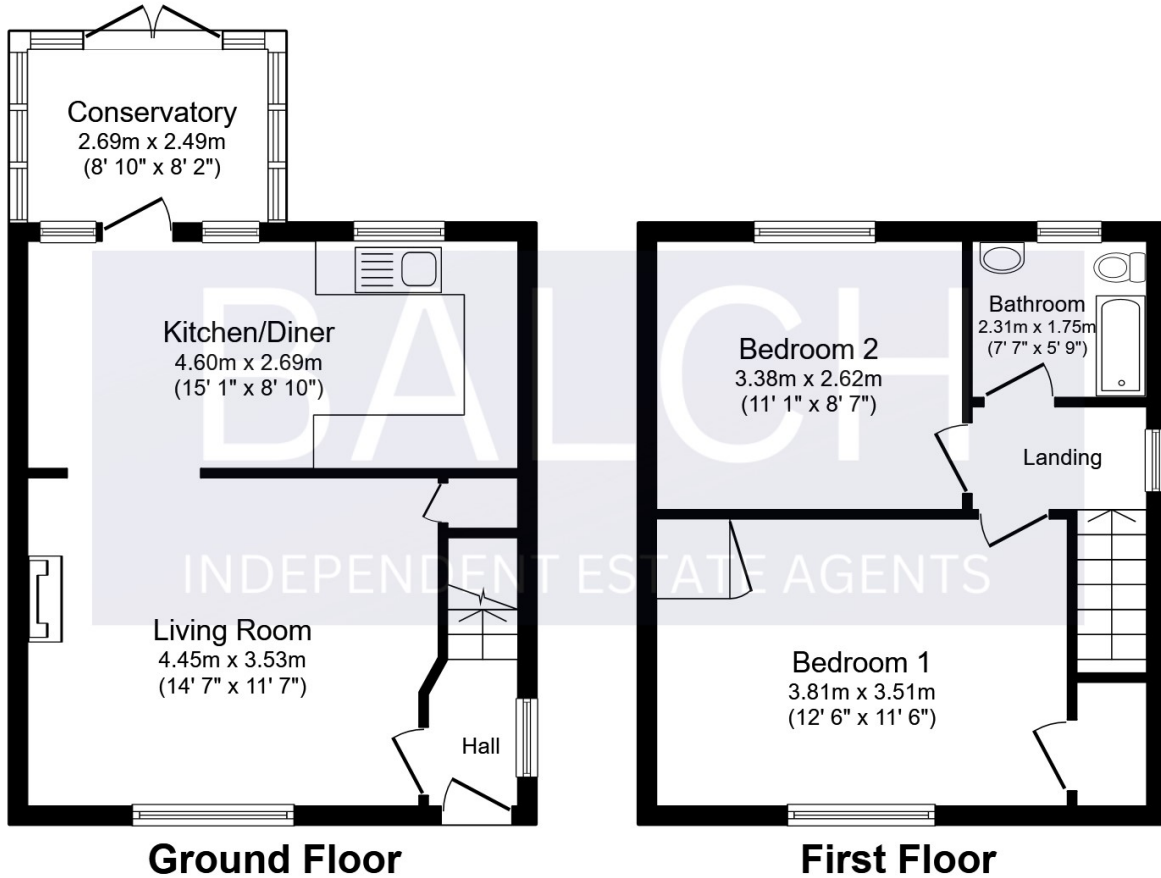
Council Tax Band C

Viewings

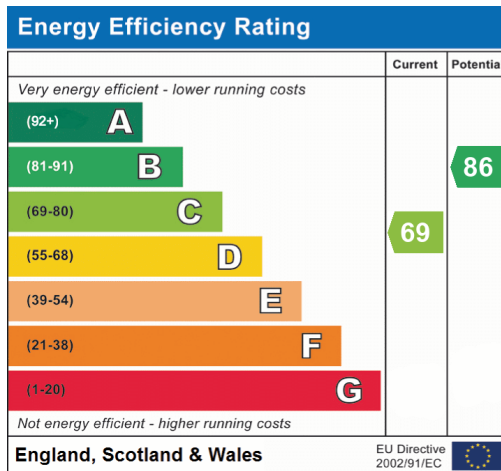
By prior appointment with Balch Estate Agents.

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.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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