



# 121 Fortinbras Way, Chelmsford, Essex, CM2 9UL

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- En Suite Shower Room
- Ground Floor Cloakroom
- Detached Garage and Drive Way Parking
- Close Proximity To Chelmsford's City Centre and Train Station
- Sought After Location





## PROPERTY DESCRIPTION

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Situated approximately 1.5 miles walking distance to Chelmsford city centre and mainline train station is this spacious, bright and airy three bedroom detached family home. Accommodation is set over two floors and offers a well considered flow throughout, ground floor accommodation comprises two reception rooms, fitted kitchen, conservatory and a cloakroom. To the first floor are three bedrooms, the master bedroom is served by an en-suite shower room and a family bathroom serves the remainder of the bedrooms. The property enjoys well maintained front and rear gardens, a detached garage with driveway parking to the front.

Fortinbras Way is situated within close proximity of a number of local shops and amenities. Chelmsford's city centre and mainline train station is located within 1.5 miles walking distance from the property and 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. Chelmsford's City train station provides direct links to London Liverpool Street with a journey times of approximately 35 minutes. There are a number of sought after schools within close proximity including the popular Moulsham Infants, Juniors and High School and King Edward VI Grammer School and County High School for girls. Major road links including the A12, A130, M11 and M25 are easily accessible.





# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Entrance door leading through to;

## Entrance Hall

Stairs rising to first floor, access to; cloakroom, dining room, kitchen and living room.

## Living Room

4.78m x 3.05m (15' 8" x 10' 0")

Window to front aspect, french doors leading through to the conservatory, electric feature fireplace.

## Conservatory

3.84m x 2.87m (12' 7" x 9' 5")

Glazed to three sides, double doors leading into the rear garden.

## Kitchen

4.95m x 2.13m (16' 3" x 7' 0")

Window to side aspect, door to rear aspect. Range of matching wall and base units with work surfaces over, inset sink with drainer, integrated electric oven and hob with extractor hood over, space for appliances, pantry cupboard.

## Dining Room

2.95m x 2.54m (9' 8" x 8' 4")

Window to front aspect.

## Cloakroom

Obscure window to front aspect, low level WC, wash hand basin.

## First Floor Landing

Window to rear aspect, access to bedrooms one, two, three and the family bathroom.

## Bedroom One

3.89m x 2.64m (12' 9" x 8' 8")

Window to front aspect, range of fitted bedroom furniture, access to;

## En-Suite

3.9m x 6.72m (12' 10" x 22' 1")

Obscure window to side aspect, suite comprising a low level WC, vanity unit housing wash hand basin, double width shower cubicle.

## Bedroom Two

3.05m x 2.77m (10' 0" x 9' 1")

Window to front aspect, built in wardrobe loft access.

## Bedroom Three

2.24m x 1.93m (7' 4" x 6' 4")

Window to side aspect.

## Garage

5.56m x 2.59m (18' 3" x 8' 6")

Up and over door, power and light connected, storage in eaves, personal door leading to rear garden.

## Exterior

The property sits on a spacious plot, to the front and side boundaries, there is a selection of well maintained flowers and shrubs bordered by hedging with steps leading to the front door. Gated access provides access into the beautifully present, South easterly facing rear garden. The garden commences with a paved patio area, with the remainder mainly laid to lawn with a selection of established flower and shrub borders and various trees. A personal door provides access to the detached garage with driveway parking to the front of the garage.

## Agents Note

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

Broadband -BT Fibre and Sky available.

Council Tax Band - E

EPC - D

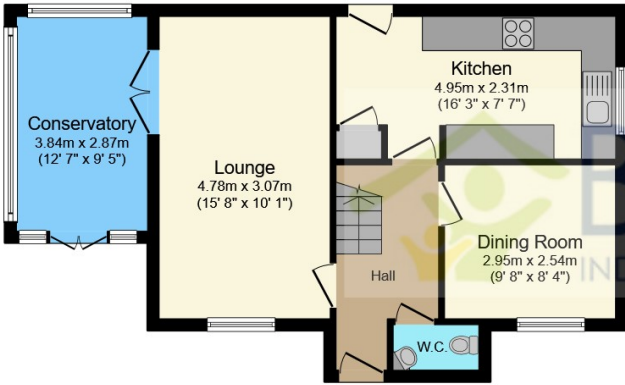
## Viewings

By prior appointment with Balch Estate Agents

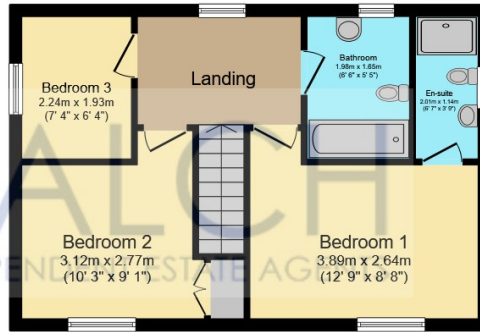
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



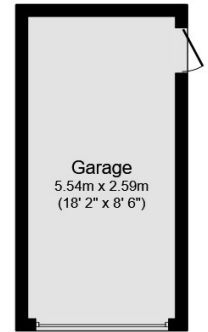
# FLOORPLAN & EPC



**Ground Floor**



**First Floor**



**Garage**

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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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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