



## 33 Cook Place, Chelmsford, Essex, CM2 6TW

- Freehold
- No Onward Chain
- Parking
- Private Garden
- One Bedroom
- Popular Location
- Close Proximity To Chelmsford's City Centre and Train Station
- No Service Charges / Ground Rent Payable
- Newly Fitted Bathroom
- Newly Fitted Kitchen





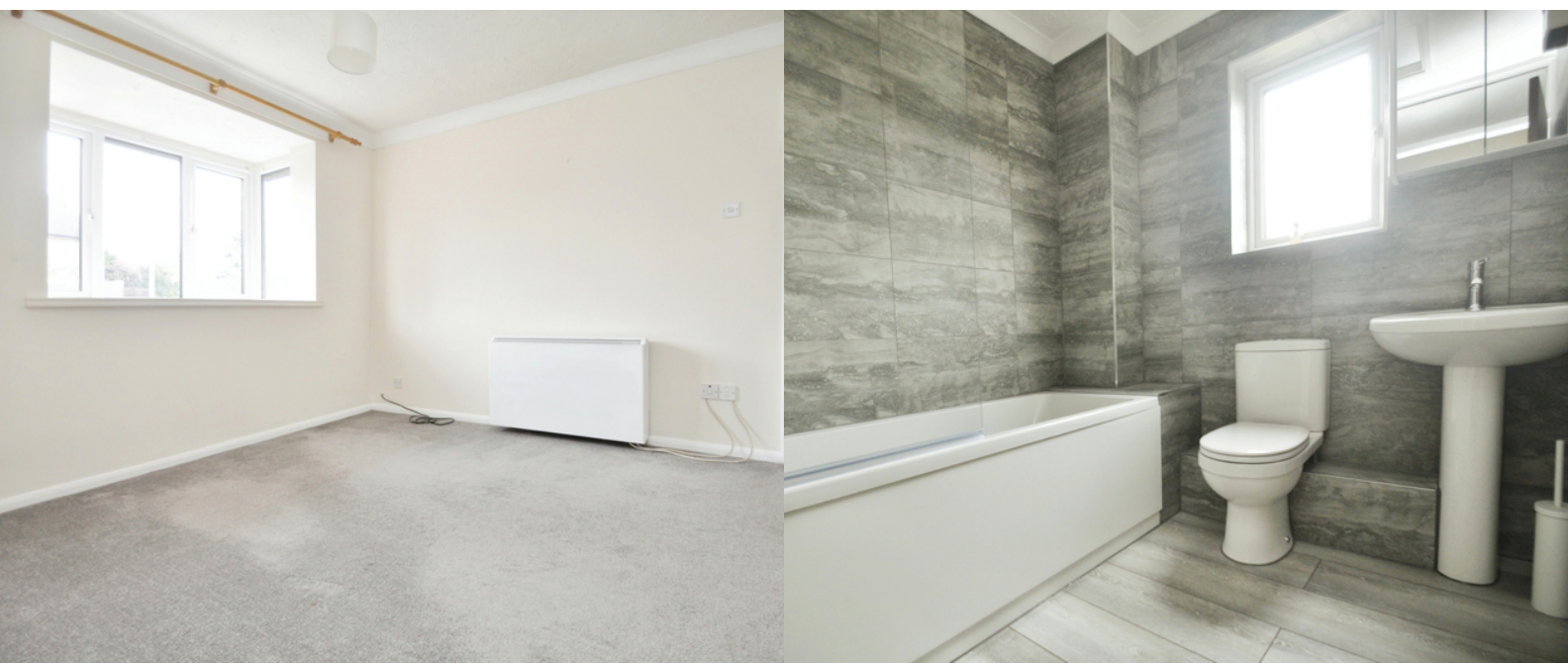
## PROPERTY DESCRIPTION

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Being offered with the added benefit of no onward chain and situated within the popular area of Chelmer village is this one bedroom, freehold house with a newly fitted kitchen and bathroom. Accommodation is bright and airy throughout and comprises an entrance porch, living room and fitted kitchen to the ground floor. To the first floor is a spacious bedroom and bathroom. Externally the property benefits from allocated parking and an enclosed garden.

The property is located within the popular area of Chelmer Village, located to the East of Chelmsford's city centre. The area offers excellent local schooling, local parks and road links, a range of local amenities including Chelmer Village retail park with a selection of shopping facilities, Asda superstore. There are a selection of pubs and restaurants also within the area. The River Chelmer flows along the Southern and Eastern edges and forms part of the Chelmer and Blackwater Navigation and is popular for fishing, canoing and dog walks.

A regular bus services runs through Chelmer Village, providing access to the city centre and mainline train station. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11. Chelmsford's city centre offers a thriving nightlife with a selection of bars and places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Composite entrance door leading through to;

### Entrance Porch

1.33m x 1.35m (4' 4" x 4' 5")

Opening through to;

### Living Room

4.08m x 2.87m (13' 5" x 9' 5")

Bay window to side aspect, stairs rising to first floor, access through to;

### Kitchen

3.28m x 1.88m (10' 9" x 6' 2")

Window to side aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, integrated electric oven and hob, space for appliances.

### First Floor Landing

Access to Bedroom and bathroom.

### Bedroom

4.08m x 2.72m (13' 5" x 8' 11")

Window to side aspect, storage cupboard.

### Bathroom

2.11m x 2.04m (6' 11" x 6' 8")

Window to side aspect, low level WC, pedestal wash hand basin, paneled bath with shower attachment.

### Exterior

The property benefits from an allocated parking space and has the added benefit of a private, enclosed garden which is mainly laid to lawn. (please note that the garden is not accessible directly from the property)

### Agents Note

The property benefits from double glazing throughout and electric heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - B

EPC - D

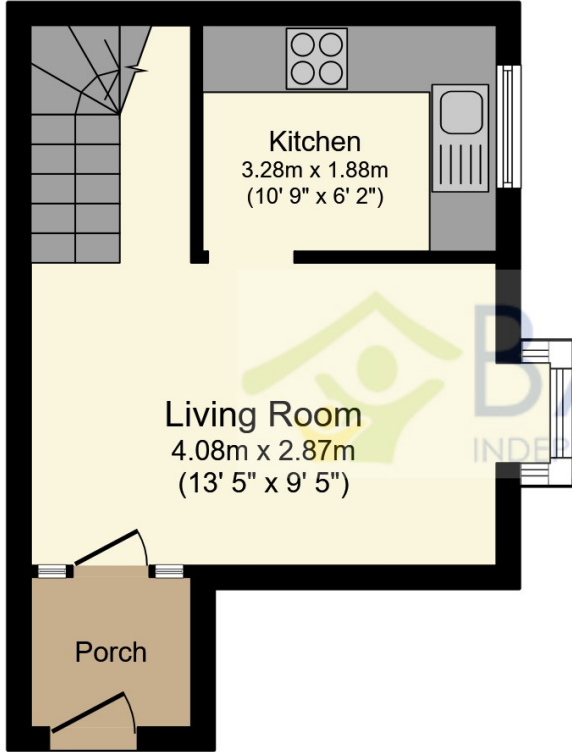
### Viewings

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.

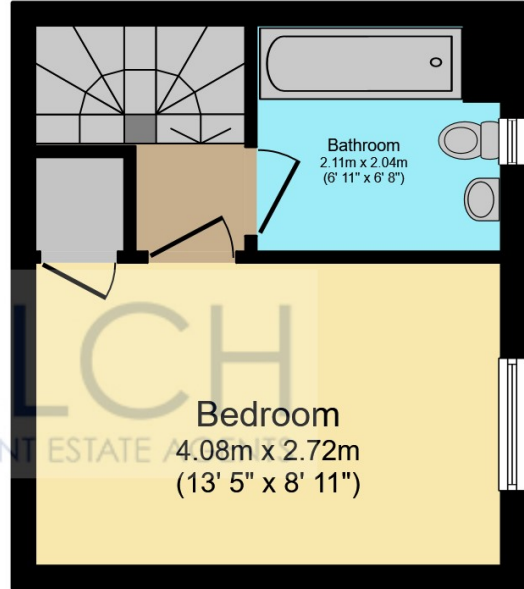
### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





**Ground Floor**



**First Floor**

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> |                         | 85        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 60                      |           |
| (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  
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