



# 12 Aubrey Close, Chelmsford, Essex, CM1 4EJ

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- NO CHAIN
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- DETACHED GARAGE
- GAS CENTRAL HEATING





## PROPERTY DESCRIPTION

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Being sold with the advantage of no onward chain and situated in the sought after cul-de-sac location of Aubrey Close off of Broomfield Road is this well-presented two bedroom semi-detached bungalow.

Accommodation is set over one level and comprises entrance hall, living room, fitted kitchen, shower room and two bedrooms. Externally the property enjoys front and rear gardens, off road parking and a detached garage. The property further benefits from gas central heating and double glazed windows throughout.

The property is conveniently situated to the North of Chelmsford city centre. Broomfield offers regular bus services into the city centre and mainline rail way station with direct links into London Liverpool Street (approximate journey time 35 minutes). Chelmsford city centre offers a wide selection of bars, restaurants, comprehensive range of shopping facilities including two shopping precincts, pedestrianised High Street, Bond Street with John Lewis store and a selection of leisure facilities.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leading into :

### ENTRANCE HALL

Doors leading to all living accommodation, window to side, loft access.

### LIVING ROOM

3.57m x 4.82m (11' 9" x 15' 10")

Window to front aspect, french doors and windows to rear aspect, electric feature fireplace.

### KITCHEN

3.91m x 2.10m (12' 10" x 6' 11")

Window to rear and side aspect, door to side leading into the garden, range of fitted wall and base units with work surfaces over, integrated electric oven and hob with extractor over, washing machine, dishwasher and fridge freezer, stainless steel sink unit with drainer, wall mounted boiler.

### BEDROOM ONE

3.92m x 3.33m (12' 10" x 10' 11")

Window to front aspect.

### BEDROOM TWO

2.86m x 2.72m (9' 5" x 8' 11")

Window to side aspect.

### SHOWER ROOM

1.89m x 1.94m (6' 2" x 6' 4")

Window to side aspect, low level WC, wash hand basin, corner shower cubicle, heated towel rail.

### EXTERIOR

To the front of the property there is a lawned area with a driveway providing off road parking and a pathway leading to the front door. Side access leads to a detached garage. To the rear is the garden which commences with a patio area with electric awning. The remainder is mainly laid to lawn with a selection of shrubs, trees and fruit trees and a veranda.

### SERVICES

All main services are connected.

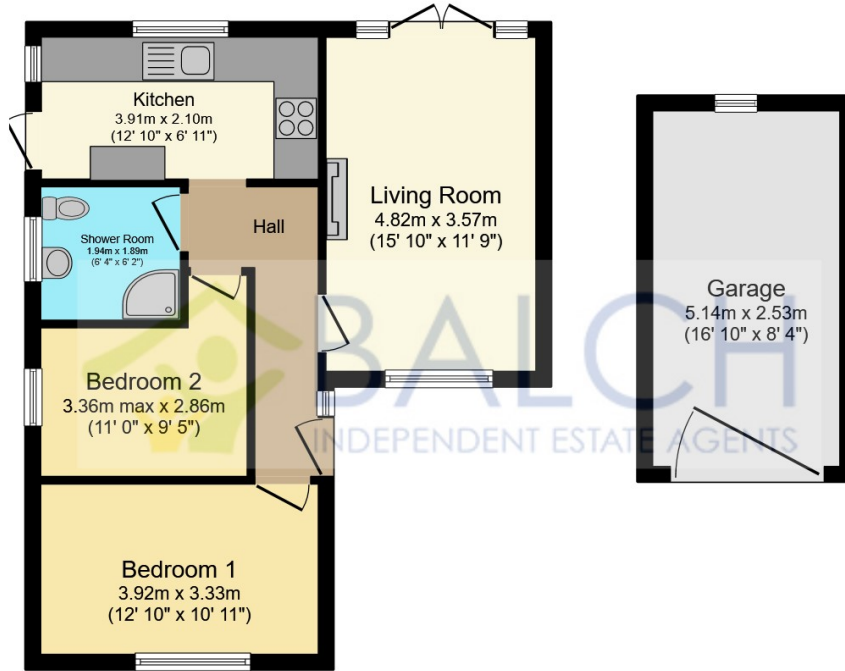
### Viewing

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

Floor area 44.5 sq.m. (479 sq.ft.) approx

## Garage

Floor area 12.2 sq.m. (131 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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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