



## 336 Linnet Drive, Chelmsford, Essex, CM2 8AL

- THREE BEDROOM END OF TERRACED HOME
- CLOAKROOM
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- FAMILY BATHROOM
- PLEASANT FRONT AND REAR GARDENS
- POPULAR LOCATION
- VIEWING ESSENTIAL
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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Situated in the frequently requested Tile Kiln area is this spacious THREE BEDROOM end-of-terraced family home. The accommodation comprises of an entrance lobby, cloakroom, lounge, kitchen/diner and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, double glazed windows, front and rear gardens and is offered to the market with NO ONWARD CHAIN. (Council Tax Band - C)

The property is located approximately 2.5 miles from Chelmsford City Centre which offers excellent shopping facilities, entertainments and main line rail services to London Liverpool Street.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance lobby.

### ENTRANCE LOBBY

Door to Lounge and door to cloakroom.

### CLOAKROOM

Obscure double glazed window to front, low level wc, wash hand basin.

### LOUNGE

15' 2" x 13' 11" (4.62m x 4.24m)

Double glazed windows to front and side, wood burner, stairs rising to first floor, double doors to Kitchen/Diner.

### KITCHEN/DINER

15' 0" x 11' 10" (4.57m x 3.61m)

Fitted with a range of base and wall mounted storage cupboards, under stairs storage cupboard, integrated electric double oven and gas hob with extractor over, integrated fridge/freezer, stainless steel sink unit, space and plumbing for washing machine and dishwasher, door to conservatory.

### CONSERVATORY

11' 11" x 7' 3" (3.63m x 2.21m)

Double glazed windows and doors to rear garden.

### FIRST FLOOR LANDING

Loft access, airing cupboard, double glazed window to side, doors to:

### BEDROOM ONE

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window to front, storage cupboard.

### BEDROOM TWO

10' 0" x 6' 8" (3.05m x 2.03m)

Double glazed window to rear, storage cupboard.

### BEDROOM THREE

8' 10" x 6' 5" (2.69m x 1.96m)

Double glazed window to front, storage cupboard.

### FAMILY BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

Obscure double glazed window to rear, panelled bath with shower over, low level wc, wash hand basin, heated towel rail, wall mounted Worcester combi boiler.

### EXTERIOR

Front Garden - Mainly laid to lawn with a pathway leading to the front door and a side access.

Rear Garden - Commences with a patio area with the remainder being laid to lawn and raised decked area.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

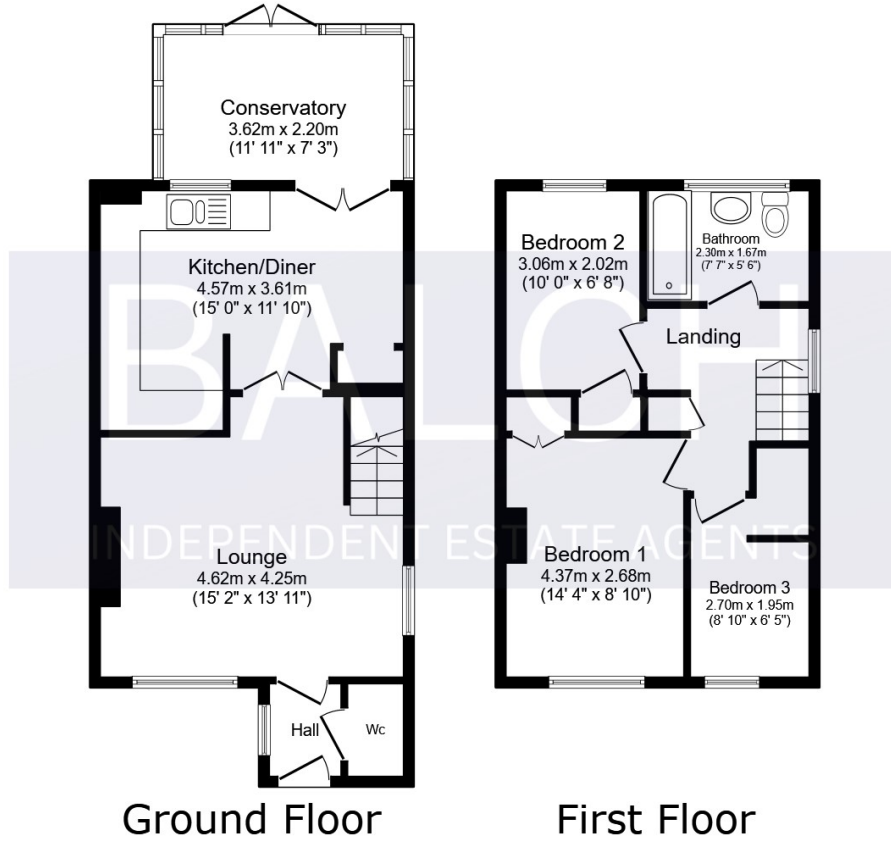
### VIEWINGS

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(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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