



100 Pines Road, Chelmsford, Essex, CM1 2DL

- THREE BEDROOM TERRACED PROPERTY
- LOUNGE / DINER
- FITTED KITCHEN
- CLOAKROOM
- FIRST FLOOR BATHROOM
- FRONT AND REAR GARDENS
- CONSERVATORY
- VIEWING ESSENTIAL
- STREET PARKING
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Located to the West Side of Chelmsford City Centre is this three bedroom family home. The property comprises of an entrance hall, cloakroom, fitted kitchen, lounge/diner and a conservatory to the ground floor with three bedrooms, family bathroom and separate Wc to the first floor. The property further benefits from gas central heating, double glazing and a rear garden that measures approximately 96ft in depth. NO ONWARD CHAIN (Council Tax Band - C).

The property is located approximately 2 miles from Chelmsford City Centre which offers excellent shopping facilities, entertainments and mainline train station with services to London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall

ENTRANCE HALL

Stairs rising to first floor, doors to:

KITCHEN

13' 3" x 6' 6" (4.04m x 1.98m)

Fitted with a range of base and wall mounted storage cupboards, stainless steel sink unit, double glazed window to front, space for fridge/freezer, space and plumbing for washing machine, dishwasher, space for cooker.

LOUNGE/DINER

19' 9" x 11' 1" (6.02m x 3.38m)

Double glazed window to rear, door to conservatory and door to cloakroom

CLOAKROOM

Low level wc

CONSERVATORY

10' 10" x 7' 5" (3.30m x 2.26m)

Patio door to rear garden.

FIRST FLOOR LANDING

Loft access, storage cupboard, doors to:

BEDROOM ONE

12' 8" x 9' 0" (3.86m x 2.74m)

Two double glazed windows to rear, fitted wardrobes.

BEDROOM TWO

10' 11" x 6' 8" (3.33m x 2.03m)

Double glazed window to rear, storage cupboard, wash hand basin.

BEDROOM THREE

10' 7" x 6' 5" (3.23m x 1.96m)

Double glazed window to front

FIRST FLOOR BATHROOM

Heated towel rail, wash hand basin, panelled bath with shower over, obscure double glazed window to front.

SEPARATE WC

Low level wc, obscure double glazed window to front.

EXTERIOR

The property is located on a walkway and street parking is available within close proximity of the property. Side access leads to the mature rear garden which measures approximately 96ft in depth and commences with a patio area with the remainder being laid to lawn with a variety of shrubs and trees, brick built storage shed.

SERVICES

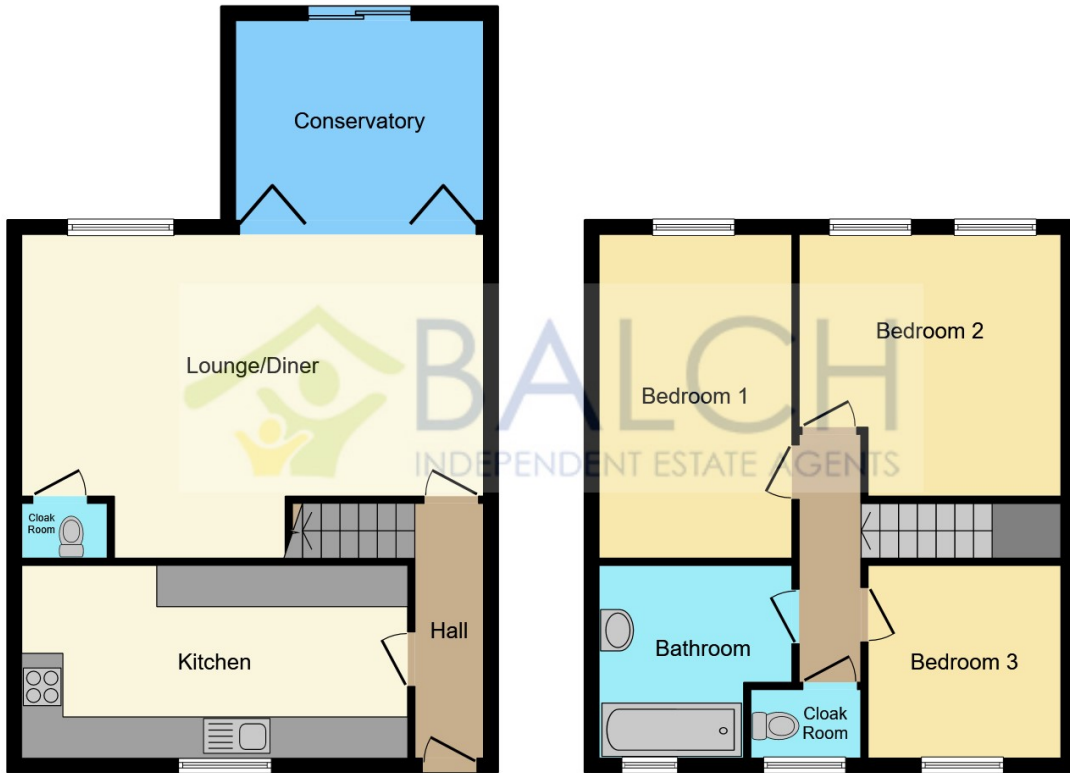
ALL MAIN SERVICES ARE CONNECTED

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.





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)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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