



1 Milburn Crescent, Chelmsford, Essex, CM1 3DA

- End of Terrace Home
- Two Bedrooms
- Corner Plot
- Lounge / Diner
- Modern Fitted Kitchen
- Modern Shower Room
- Off Road Parking
- Converted Garage With Electric Roller Door
- Potential For Extension Subject to Planning



PROPERTY DESCRIPTION

Situated within the popular Westlands development is this spacious and well-presented two-bedroom end of terrace family home. The property occupies a corner plot with the potential to extend (STPP). Accommodation is set over two floors, to the ground floor an entrance hall provides access to a spacious lounge / dining room which leads to a modern fitted kitchen. The ground floor accommodation is completed by a utility area and access to a converted garage. To the first floor are two double bedrooms which are served by a modern shower room.

Externally the property enjoys off road parking for multiple vehicles and to the rear an enclosed, well-presented rear garden.

The property is conveniently located approximately 1.2 miles of Chelmsford's mainline train station and city centre. Chelmsford city centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. A number of well-regarded schools are within walking distance including King Edward VI and County High School for girls grammar schools, Westlands primary school and Hylands high school.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Stairs rising to first floor, door to;

Lounge / Diner

18' 0" x 12' 6" (5.49m x 3.81m)

Window to front aspect, doors to rear aspect, door leading through to;

Kitchen

11' 11" x 7' 11" (3.63m x 2.41m)

Window to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated oven and hob with extractor hood over, microwave, dishwasher and fridge. Door leading through to;

Utility Area

15' 0" x 4' 11" (4.57m x 1.50m)

Doors to front and rear, plumbing for appliances, access to the converted garage.

Converted Garage

17' 3" x 8' 6" (5.26m x 2.59m)

Window to rear aspect, currently used for storage, up and over electric door to front aspect.

First floor landing

Window to side aspect, access to bedrooms and bathroom, loft access .

Bedroom One

15' 0" x 9' 0" (4.57m x 2.74m)

Window to front aspect, built in wardrobes.

Bedroom Two

12' 0" x 8' 9" (3.66m x 2.67m)

Window to rear aspect.

Bathroom

6' 3" x 5' 3" (1.91m x 1.60m)

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

Exterior

To the front of the property a block paved driveway provides off road parking for multiple vehicles. To the rear is an enclosed garden which is mainly laid to lawn with a selection of shrubs and hedging to the borders.

Agents Note

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

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - B

EPC - D

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS.

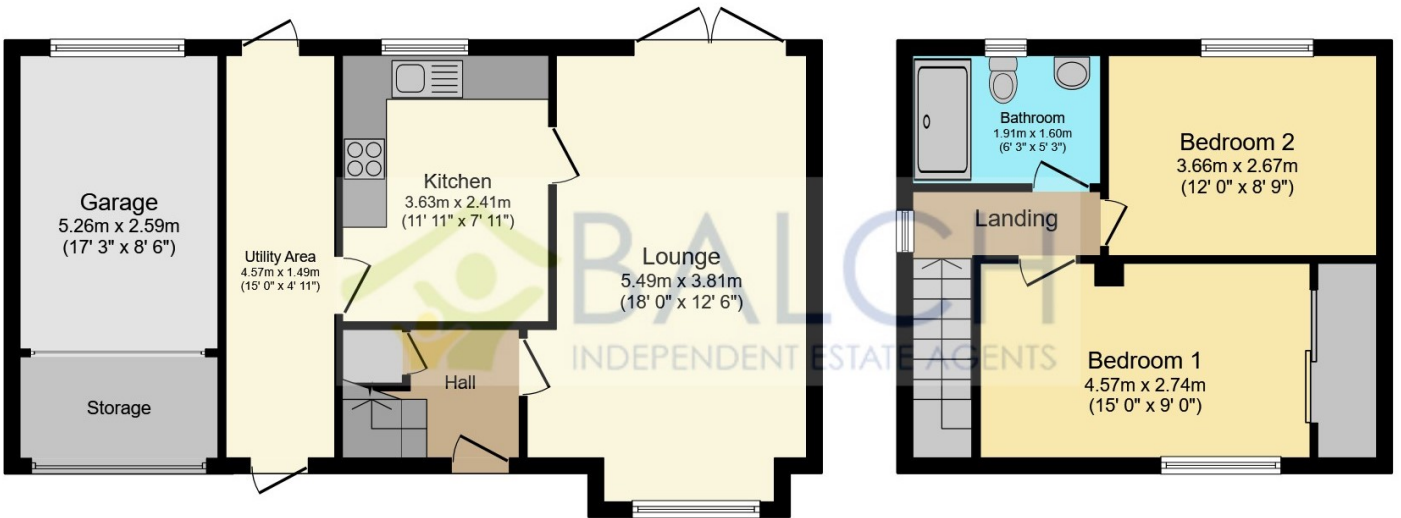
For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fitting. Room sizes should not be relied upon for carpets and furnishings.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com