



## 3 Mill Close, Roxwell, Chelmsford, Essex, CM1 4PG

- SEMI DETACHED BUNGALOW
- SEMI RURAL LOCATION
- WELL PRESENTED
- SPACIOUS LOUNGE/DINER
- DOUBLE BEDROOM
- LOFT ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- WELL MAINTAINED REAR GARDEN
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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A well presented semi detached Bungalow occupying a Cul-De-Sac position within the semi-rural village of Roxwell. The accommodation comprises of a spacious lounge/diner with stairs rising to a loft room, a ground floor double bedroom, kitchen/breakfast room and a modern fitted bathroom. The property benefits from oil fired heating, double glazing and well maintained front and rear gardens.

Chelmsford City Centre is approximately 5 miles distance for comprehensive shopping facilities, entertainments and main line services to London Liverpool Street. (COUNCIL TAX BAND - C)



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES) Double glazed entrance door leads into Lounge/Diner.

Lounge/Diner

21' 3" x 11' 3" (6.48m x 3.43m) MAX

Double glazed window to front, two radiators, stairs rising to the loft room, spotlights, under stairs storage area, laminate flooring, door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

15' 7" x 9' 7" x 11' 3" x 6' 10" (4.75m x 3.43m)

Fitted with a range of base and eye level storage cupboards, butler sink, tiled flooring, radiator, AGA, double glazed window to rear, integrated electric oven and hob with extractor over, space and plumbing for dishwasher and washing machine, door to rear garden, door to Bedroom and door to Shower Room.

Bedroom

12' x 9' 6" (3.66m x 2.90m)

Double glazed window and door to rear garden, radiator, laminate flooring.

Bathroom

Bath with shower over, double glazed window to rear, wash hand basin, spotlights, Wc, heated towel rail.

First Floor Loft Room

14' 4" x 11' (4.37m x 3.35m) MAX

Velux to rear, radiator, spotlights.

Outside

The property is approached from the front and enjoys a small front garden with side gated access leading to the rear garden. The garden extends to the rear and side and is laid to lawn with flowers and shrubs, storage shed which has power and light connected and also houses the oil fired boiler, separate wooden shed to remain, oil tank, two outside taps, gate which gives access to the allotments.

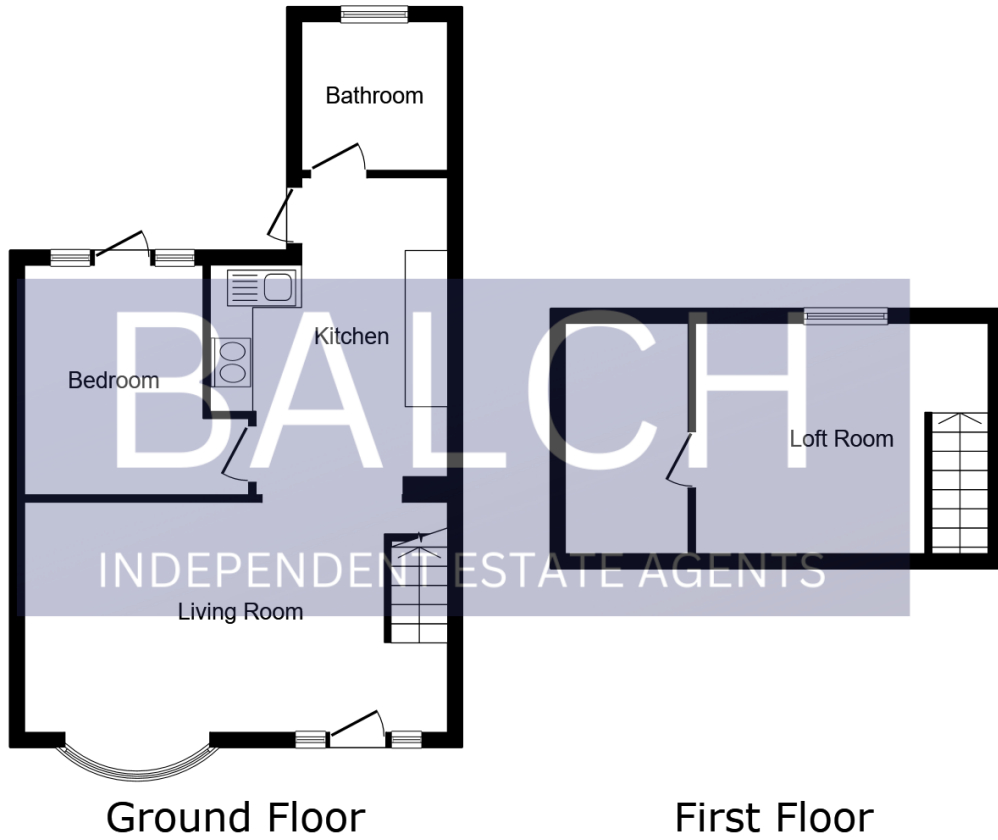
Viewing

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



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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(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	

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