



# 45 Wilshire Avenue, Chelmer Village, Chelmsford, Essex, CM2 6QW

- TWO BEDROOMS
- FIRST FLOOR MASONETTE
- PRIVATE REAR GARDEN AND SHED
- FITTED KITCHEN
- ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- POPULAR LOCATION
- MASTER BEDROOM WITH FITTED WARDROBES
- DOUBLE GLAZED WINDOWS
- VIEWING ADVISED





## PROPERTY DESCRIPTION

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A TWO BEDROOM FIRST FLOOR MAISONETTE situated in a cul-de-sac position and enjoying the benefit of its own private garden to rear. The accommodation comprises a lounge/dining room, fitted kitchen, master bedroom with fitted wardrobes, good sized second bedroom, family bathroom with coloured suite, Economy 7 heating, allocated parking space to front. The property also benefits from double glazed windows. (COUNCIL TAX BAND - B)

Situated in Chelmer Village the property is ideally located for local doctors' surgery and ASDA superstore with associated amenities, Chelmer Village Retail Park and excellent bus routes connecting to Chelmsford city centre offering multiple shopping facilities, entertainments, Essex County Cricket Ground and main line rail connections to London Liverpool Street.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO RECEPTION AREA

### RECEPTION AREA

STAIRS RISING TO FIRST FLOOR

### DINING AREA

12' 6" x 8' 6" (3.81m x 2.59m)

Window to rear, electric heater, door to kitchen and open to Lounge.

### LOUNGE

12' 2" x 11' 3" (3.71m x 3.43m)

Window to front, electric heater, access to inner lobby.

### KITCHEN

8' 9" x 6' 9" (2.67m x 2.06m)

Fitted with a range of base and wall mounted storage cupboards, window to rear, space and plumbing for washing machine, space for fridge/freezer, sink unit, space for cooker.

### INNER LOBBY

Loft access, airing cupboard, doors to:

### BEDROOM ONE

10' 9" x 8' 6" (3.28m x 2.59m)

Window to front, electric heater, built in wardrobes

### BEDROOM TWO

12' 0" x 6' 8" (3.66m x 2.03m)

Window to rear, electric heater.

### BATHROOM

Panel enclosed bath, low level wc, wash hand basin, window to rear.

### EXTERIOR

The property enjoys a cul-de-sac position, allocated parking space in front of the property with guest parking. Side access to the rear garden via a timber gate, laid to lawn with timber shed bounded by panel enclosed fencing.

### SERVICES

All main services are connected with the exception of GAS

### LEASE INFORMATION

We have been informed by the current vendor of the following information:

Lease Term: 91 years remain

Service Charge: Approximately £1600 pa

Ground Rent: £142 pa

We recommend that the lease information is checked by your chosen Solicitor.

### 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 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>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</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	

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