



Semi-Detached: Broomfield

Guide Price
£270,000

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Two bedroom semi-detached property in need of modernisation and refurbishment situated in Broomfield within easy access of Chelmsford city centre, with off street parking and garden.

DETAILS

LOCATION

The property is situated in Main Road, Broomfield close to local amenities and bus routes to Chelmsford city centre.

FACILITIES

Chelmsford city offers mainline station to London Liverpool Street (journey time approximately 35 minutes). There are a wide range of facilities available including a new development of restaurants, shopping (including John Lewis) and cinema complex. Chelmsford offers a number of junior and senior schools and the property is within close proximity of both grammar schools.

THE PROPERTY

Ground Floor:

Covered entrance porch to:

- Entrance Hall - 3.65m x 0.90m: Stairs to first floor, door to:
- Lounge/Dining Room - 7.25m (7.85m into bay) x 2.90m: Bay window to front, window to rear, under stairs cupboard.
- Kitchen - 3.20m x 2.00m: Dual aspect windows, sink and drainer, fitted wall and floor units, door to rear garden.

First Floor

- Bedroom One - 3.95m max (into wardrobes space) x 3.50m: Window to front.
- Bedroom Two - 3.60m x 2.10m: Window to rear.
- Bathroom - 3.20m max (into airing cupboard) x 2.00m: Window to rear

EXTERNALLY

To the front there is off-street parking for one vehicle.

There is good size rear garden in need of cultivating which is fenced to both sides. Greenhouse and timber shed to remain.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water, gas and electricity are connected.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C. The local authority is

Chelmsford City Council.

EPC

The property is classed as Band F.

**Whirledge
&Nott**

Land • Property • Development

Ground Floor



First Floor

