



# 4 Copland Close, Great Baddow, Chelmsford, Essex, CM2 7NY

- FOUR BEDROOM SEMI DETACHED
- IN NEED OF SOME GENERAL UPDATING AND MODERNISATION
- LOUNGE/DINER
- FITTED KITCHEN
- UTILITY AREA
- FAMILY ROOM
- BATHROOM WITH SEPARATE WC
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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Being in need of some general updating and modernisation, is this four bedroom semi-detached family home which comprises of a Lounge/Diner, Kitchen, Utility Area and a Family Room to the ground floor with four bedrooms, bathroom and separate wc to the first floor. The property further benefits from gas central heating via radiators, driveway for one vehicle, single integral garage and pleasant rear garden. The property is within easy reach of local shops, schools and amenities but for more comprehensive facilities to include main line railway services to London Liverpool Street Chelmsford City Centre can be found approximately 1.5 miles distance. NO ONWARD CHAIN. (Council Tax Band - D)





# ROOM DESCRIPTIONS

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## PROPERTY INFORMATION

### ACCOMMODATION

With approximate room sizes, double glazed side entrance door into entrance lobby.

### ENTRANCE LOBBY

Obscure double glazed window to front, double fitted cupboard, door to entrance hall.

### ENTRANCE HALL

Radiator, stairs to 1st floor, door to kitchen and door to lounge/diner.

### LOUNGE/DINER

3.1m (10ft 2in) x 6.91m (22ft 8in)

Double glazed window to front, coved ceiling, 2 radiators, feature fireplace with stone surround, serving hatch into kitchen, double glazed window to rear, double glazed door into rear garden.

### KITCHEN

3.45m (11ft 4in) MAX x 2.54m (8ft 4in)

Fitted with a range of base and wall mounted storage cupboards, Understairs storage cupboard, serving hatch into lounge/diner, integrated electric oven and gas hob with extractor over, door to utility area,

### UTILITY AREA

3.91m (12ft 10in) x 2.13m (7ft 0in)

Double glazed window and door to rear aspect, door to garage, door to family room, space for fridge/freezer, space and plumbing for washing machine.

### FAMILY ROOM

15ft 10in x 7ft 11in

Radiator, double glazed window to rear.

## FIRST FLOOR

loft access, doors to:

### BEDROOM ONE

4.6m (15ft 1in) x 3.38m (11ft 1in)

Double glazed window to front, radiator, coved ceiling.

### BEDROOM TWO

3.25m (10ft 8in) x 3.05m (10ft 0in)

Double glazed window to front, radiator, single fitted wardrobe.

### BEDROOM THREE

2.97m (9ft 9in) x 2.92m (9ft 7in)

Double glazed window to rear, radiator, 2 single fitted wardrobes.

### BEDROOM FOUR

2.36m (7ft 9in) x 2.13m (7ft 0in)

Double glazed window to front, radiator.

### BATHROOM

Obscure double glazed window to rear, radiator, wash hand basin, panelled bath with shower over.

### SEPARATE WC:

Obscure double glazed window to rear, low level WC.

## EXTERIOR

To the front of the property is a lawned area with driveway providing off road parking for one car which leads to integral single garage with power and light connected. The rear garden is laid to lawn, garden shed to remain.

## SERVICES

All main services are connected.

## VIEWINGS

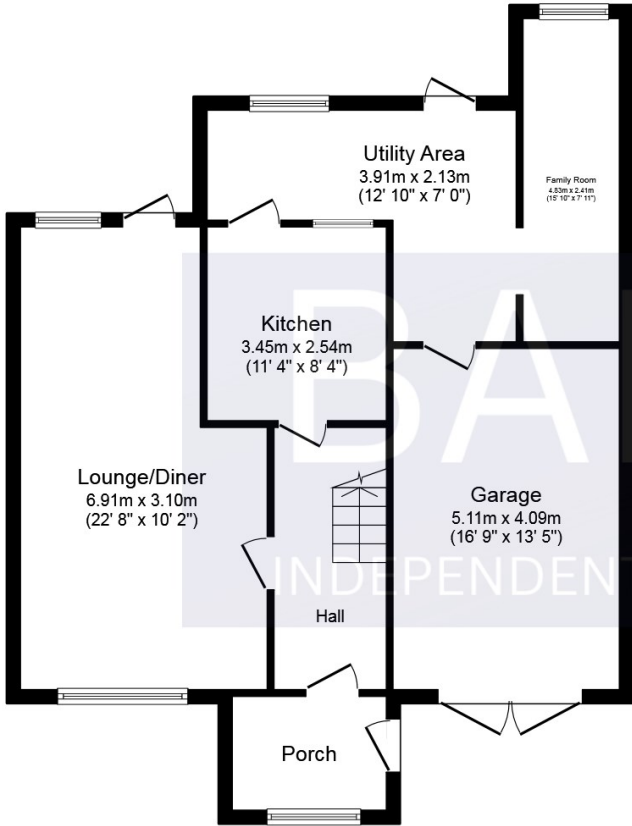
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.

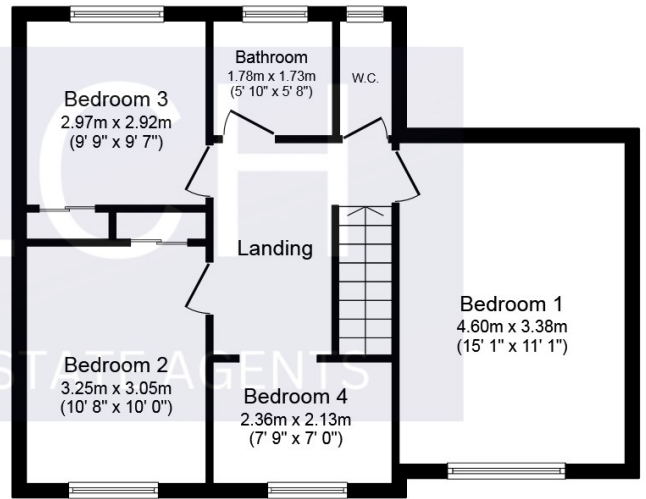
## Referrals

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.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	70
(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