



Widford Chase, Chelmsford, Essex, CM2 8SZ

- No Onward Chain
- Four Bedrooms
- End of Terrace Home
- Detached Outbuilding
- Cul-de-sac Location
- Approximately 1.5 Miles from Chelmsford City Train Station
- Close to Widford Lodge Preparatory School
- Close proximity to Hylands park
- Requires Complete Modernisation / Refurbishment



PROPERTY DESCRIPTION

Being offered with no onward chain is this four-bedroom end of terrace home requiring complete modernisation and improvement throughout. The property is situated in a cul-de-sac location within Widford Chase, to the South of Chelmsford City centre. Accommodation is set over two levels, to the ground floor an entrance hall provides access to a living room, kitchen, storage cupboard, ground floor bathroom and separate WC. To the first floor are four bedrooms, bedroom one has an ensuite shower area. Externally the property has front and rear gardens, located within the rear garden is a detached outbuilding with a bathroom area, which also requires improvement and modernisation. Agents Note- The rear garden backs onto the railway line.

Widford Chase is located to the South of Chelmsford's city centre. Chelmsford city centre and mainline train station is located circa 1.5 miles walking distance from the property. 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 and leisure centre, County Cricket Ground and there is a large selection of restaurants and bars. Chelmsford city's mainline train station provides direct links to London Liverpool Street within approximately 35 minutes. The A12 and A414 are within close proximity and provide access to the M25 and M11. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and Hylands Park is a short walk away



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Window to side aspect, stairs rising to first floor, under-stairs storage cupboard. Door to;

W.C.

0.9m x 1.96m (2' 11" x 6' 5")

Window to rear aspect, wall mounted Vaillant gas fired boiler.

Living Room

3.74m x 5.63m (12' 3" x 18' 6")

Windows to front aspect, feature fire place.

Kitchen

4.06m x 2.38m (13' 4" x 7' 10")

Window and door to rear aspect, range of matching wall and base units with work surfaces, space for Range style oven, dishwasher, fridge / freezer, inset sink with drainer.

Ground Floor Bathroom

1.97m Max x 2.5m Max (6' 6" Max x 8' 2" Max)

Windows to rear aspect, wash hand basin and corner bath.

First Floor Landing

Access to bedrooms.

Bedroom One

2.86m x 3.27m (9' 5" x 10' 9")

Window to rear aspect, built in cupboard, en-suite shower area.

En-Suite Shower Area

Low level WC, wash hand basin, shower cubicle. NOTE -The en-suite has been created using the original size of the main bedroom.

Bedroom Two

3.79m x 3.4m (12' 5" x 11' 2")

Window to front aspect.

Bedroom Three

2.16m x 4.12m (7' 1" x 13' 6")

Window to front aspect,

Bedroom Four

2.2m x 3.77m (7' 3" x 12' 4")

Window to rear aspect.

Exterior

To the front of the property is an area of paving with trees and shrubs. Gated side access leads to the rear garden. Within the rear garden is a detached outbuilding which requires refurbishment.

Note - The garden backs onto the railway line.

Detached Outbuilding

5.7m x 4.75m (18' 8" x 15' 7")

Requires modernisation. Window to front aspect, light and power connected, access to;

Bathroom

2.39m x 1.77m (7' 10" x 5' 10")

Requires modernisation. Window to front aspect, low level WC, wash hand basi, paneled bath.

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 - E

Viewings

By prior appointment with Balch Estate Agents.

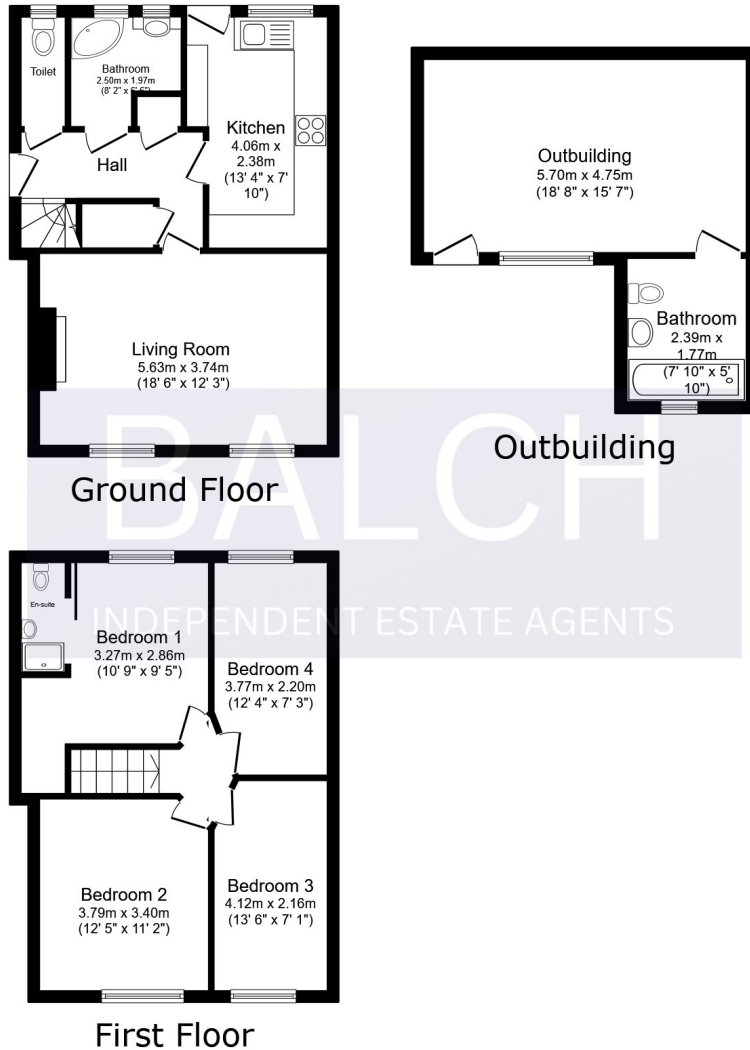
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.



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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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