



## 6 Mill Vue Road, Chelmsford, Essex, CM2 6NP

- THREE BEDROOM DETACHED BUNGALOW
- IN AND OUT DRIVEWAY
- REAR GARDEN MEASURING APPROX 60FT IN DEPTH
- 22FT LOUNGE/DINER
- CONSERVATORY
- REFITTED SHOWER ROOM
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- CLOSE TO RIVERSIDE WALKS
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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A fantastic opportunity to acquire this three bedroom DETACHED bungalow being offered to the market with NO ONWARD CHAIN. The property comprises of an entrance hall, 22ft lounge/diner, fitted kitchen, refitted shower room, three bedrooms and conservatory. The property further benefits from gas central heating, double glazing, an in and out driveway providing off road parking and a mature well maintained rear garden that measures approximately 60ft in depth. (Council Tax Band - D)

The property is situated in a no through road where you can access footpaths and enjoy walks along the River Chelmer and is within easy reach of the Chelmer Village retail park. Chelmsford City Centre is approximately 1.5 miles distance which offers excellent shopping facilities, entertainments and mainline rail station with services to London Liverpool Street.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Double glazed entrance door leads into the entrance hall.

### Entrance Hall

Loft access with pull down ladder, partially boarded with power and light connected, doors to:

### Bedroom One

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed bay window to front, a range of fitted bedroom furniture to remain.

### Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window to side, fitted wardrobes and overbed storage cupboards.

### Bedroom Three

10' 0" x 9' 3" (3.05m x 2.82m)

Double glazed doors to conservatory.

### Conservatory

10' 7" x 8' 2" (3.23m x 2.49m)

Double glazed windows and doors to rear garden.

### Refitted Shower Room

Independent shower cubicle, low level wc, obscure double glazed window to rear, wash hand basin, spotlights, heated towel rail, fully tiled surround.

### Lounge/Diner

22' 3" x 11' 6" (6.78m x 3.51m)

Double glazed bay window to front, double glazed window to side, electric fire with brick surround, door to kitchen.

### Kitchen

10' 9" x 9' 10" (3.28m x 3.00m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, sink unit, integrated oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, cupboard housing the Vaillant gas combi boiler.

### Exterior

To the front of the property there is an in and out driveway that provides parking for several vehicles. Side access leads to the mature rear garden and measures approximately 60ft in depth and commences with a patio area with the remainder being laid to lawn with a variety of flower, trees and shrubs. Garage and Wooden shed to remain, outside tap.

### Services

All main services are connected.

### Viewings

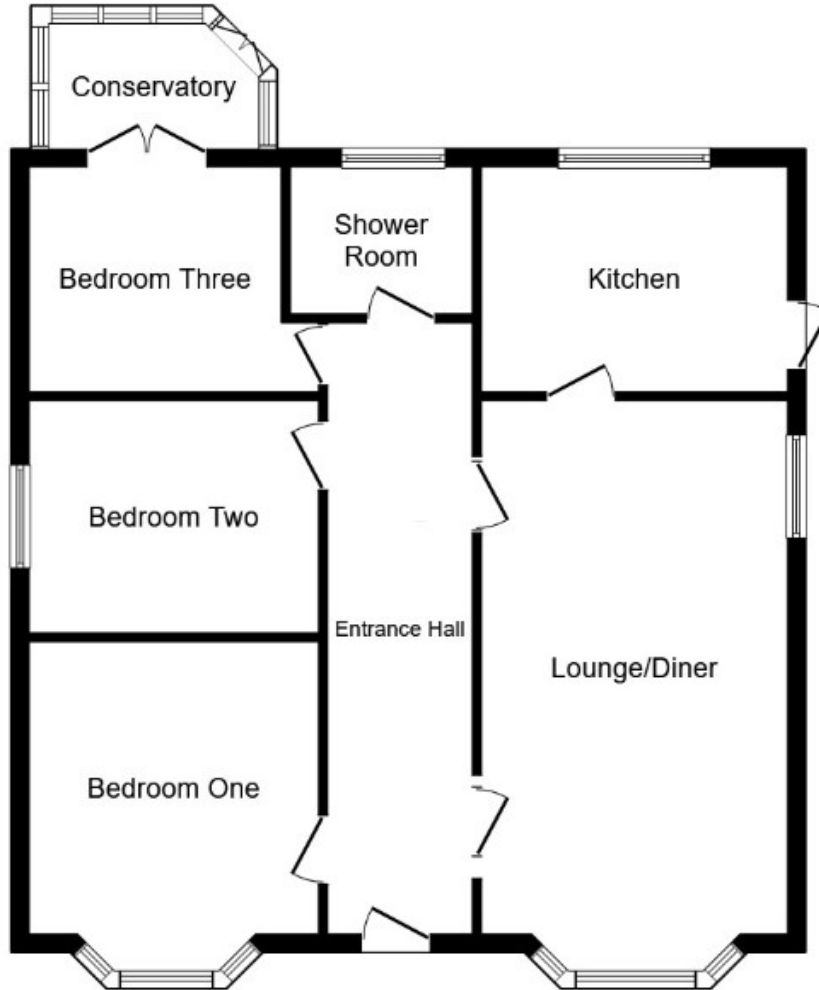
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS  
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied 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.



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Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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	

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