

FOR SALE

£400,000 Freehold



23 Nalla Gardens, Chelmsford, Essex, CM1 4AU

- EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- SHOWER ROOM
- PLEASANT FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS AND DOORS
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Being conveniently located for local shops, bus routes, Broomfield Hospital and Chelmsford mainline train station and city centre is this extended, two bedroom semi detached bungalow. The accommodation comprises of an entrance hall, two bedrooms, 24' lounge/diner and a 15' fitted kitchen/breakfast room. The property further benefits from gas central heating, double glazing, well maintained front and rear gardens and is offered to the market with the benefit of NO ONWARD CHAIN. (Council Tax - Band C)



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

Entrance Hall

Loft access, storage cupboard which also houses the gas boiler, doors to:

Bedroom One

12' 6" x 10' 1" (3.81m x 3.07m)

Double glazed bay window to front, fitted wardrobes and drawers.

Bedroom Two

9' 5" x 8' 9" (2.87m x 2.67m)

Double glazed window to side

Shower Room

Independent shower cubicle, obscure double glazed window to side, low level wc, wash hand basin.

Lounge/Diner

24' 0" x 11' 2" (7.32m x 3.40m)

Double glazed window to front and double glazed French doors to rear garden, feature fireplace.

Kitchen/Breakfast Room

15' 11" x 12' 1" (4.85m x 3.68m)

Breakfast Area

Double glazed window to side, access to kitchen.

Kitchen Area

Fitted with a range of base and wall mounted storage cupboards, double glazed window and door to rear garden, stainless steel sink unit, integrated electric double oven and gas hob with extractor over, fridge, freezer and washing machine to remain.

Exterior

To the front of the property there is a low maintenance garden with artificial grass and a pathway that leads to the front door. A side gate gives access to the rear garden which commences with a patio area and the remainder being laid to lawn, with flower and shrub borders, wooden shed to remain with power connected, 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

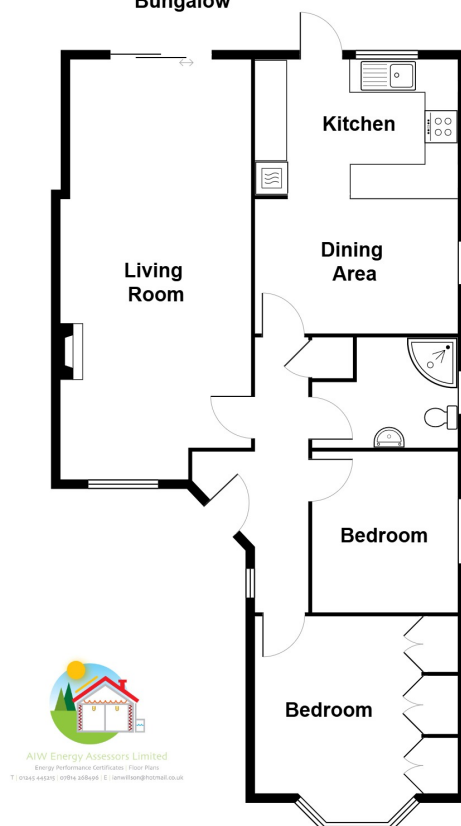
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN



Bungalow



Total Area: 75.0 m² ... 807 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.