



8 Wolmers Hey

Great Waltham, Chelmsford, CM3 1DA

£345,000



Elwell Taylor are pleased to offer for sale this 3 bedroom terraced property on this popular development. with no chain. Situated in the center of the sought after village, Great Waltham. . The property comprises an entrance hall with stairs to the first floor bedrooms and a ground floor cloakroom. To the rear there is a dining room leading to the lounge with patio doors onto a private patio and a large communal garden. To the front there is a private garden with a paved path and lawn with a garage and parking to front.

This popular village is approximately 5 miles north of Chelmsford city center. There is a local store in the village catering for daily needs as well as being within a short walk of the popular Great Waltham primary school. Furthermore there are a few superb local public houses serving home-made food.

The property is within close proximity to Broomfield hospital and excellent road links to the A130 and A120 leading to Stanstead airport. The park and ride is only a short drive away offering easy access to Chelmsford City train station and links to London.



HALLWAY: 8'9" x 5'4" (2.67 x 1.63)

Entrance hall with wooden flooring leading to cloakroom and lounge

KITCHEN: 10'7" x 7'0" (3.23 x 2.13)

Fully fitted kitchen which is fitted with a range of base and eye level units, and incorporates a fitted oven with a four ring electric hob, extractor hood and an integrated fridge freezer. There is a serving hatch to the dining room

CLOAKROOM: 5'03" x 5'04" (1.60 x 1.63)

Low level w.c, washbasin, lino to floor, window to front and walls half tiled

LOUNGE: 13'09" x 10'06" (4.19 x 3.20)

Spacious living area with neutral colours to walls and flooring, double glazed window units.

Leading to the dining room.

Double glazed doors to garden.

DINING AREA: 9'11" x 10'6" (3.02 x 3.20)

Carpet flooring, decorated in neutral colours with 1 radiator and a decorative ceiling light. Double glazed windows.

BEDROOM 1: 13'09" x 10'06" (4.19 x 3.20)

Double sized bedroom carpeted with double glazed window looking onto the back communal garden.

BEDROOM 2: 10'0" x 10'7" (3.05 x 3.23)

Double sized bedroom carpeted with double glazed window looking onto the back communal garden.

BEDROOM 3: 10'07" x 6'11" (3.23 x 2.11)

Large single bedroom carpeted with double glazed window looking onto the front of the property

BATHROOM: 7'01" x 7'0" (2.16 x 2.13)

3 piece white suite consisting of W/C, wash basin and bath with electric shower attachment. Carpet flooring and tiled walls with 1 radiator.

EXTERNAL:

Off Road parking for 2 vehicles, access to the single garage and front garden area. There is a side gate leading to another private patio space and large communal garden.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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