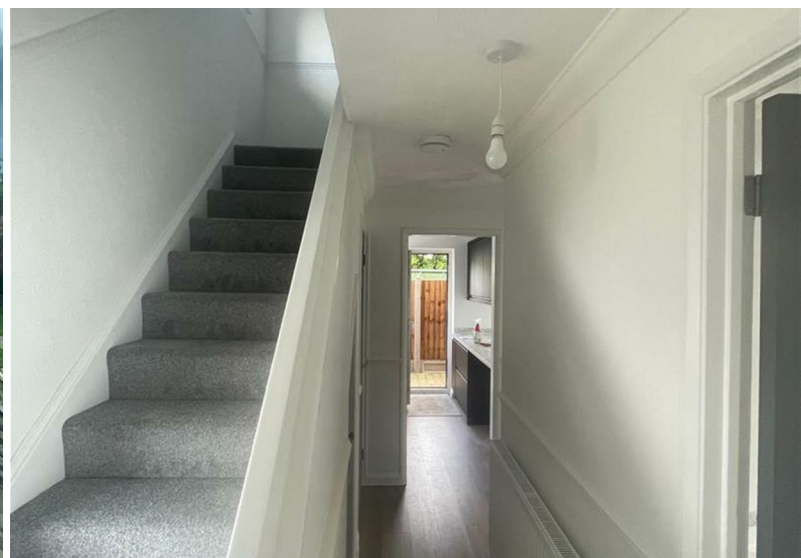




**8 Storms Way, Chelmsford, CM2 6NU**

**Guide price £625,000**



# 8 Storms Way, Chelmsford, CM2 6NU

## Guide price £625,000

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### Some More Information

The 3-bedroom semi-detached house has recently been renovated throughout and currently offered for sale with the benefit of a tenant in situ on an Assured Shorthold Tenancy of until May 2025 at an agreed rent of £1850 per calendar month (PCM).

In addition, adjacent to the property is a single building plot with full planning permission granted by Chelmsford city council for the construction of a 3-bedroom detached house under reference 24/00698/FUL.

In addition, an opportunity exists to purchase the SPV which these two properties are within to assist in the smooth transaction of the sale.

### Externally

To the front of the property is off street parking for two vehicles with gated access to the side and rear, adjacent to the existing property is the building plot will full consent granted for a single detached dwelling.

### Location

Located upon a side turning on the outskirts of Chelmer Village close to an Asda Superstore, petrol station and a pharmacy and Chelmer Village Retail Park which offers a retailers such as Curry's NEXT and Boots.

Chelmsford City Centre offers an extensive range of shopping and leisure facilities along with a wide variety of cafes and restaurants and for the commuter, Chelmsford's mainline station offers a frequent service to London's Liverpool Street (approximate journey time 35 minutes).

### Services

Council Tax Band - C

Local Authority - Chelmsford City Council

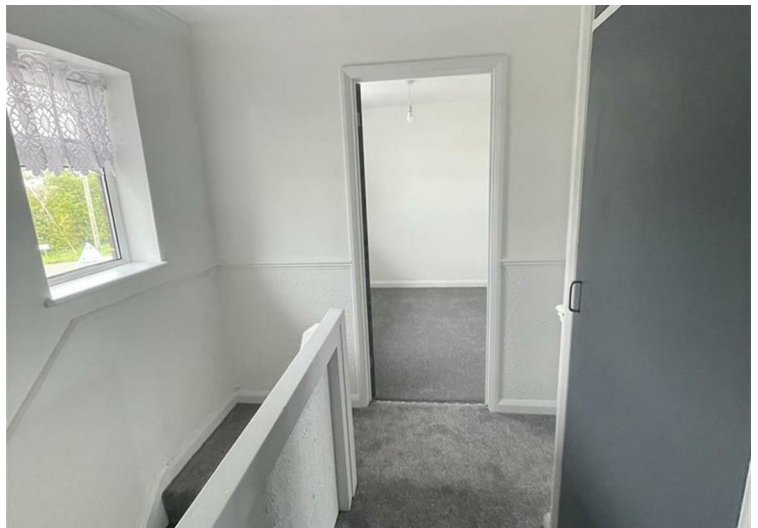
Tenure - Freehold

EPC - E

Mains Electric  
Oil Fired Central Heating  
Mains Water  
Mains Sewerage

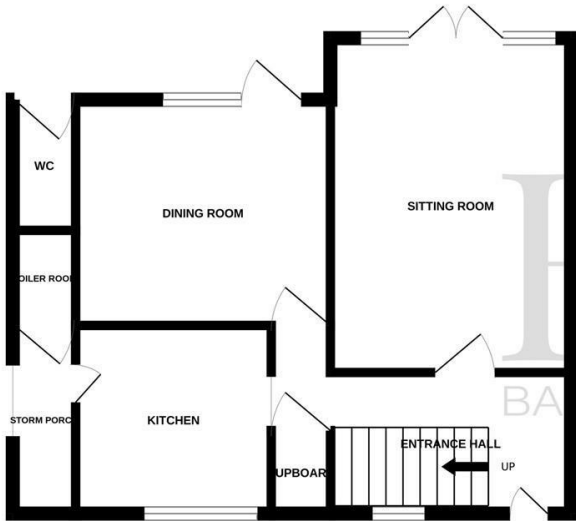
Flood Risk Surface Water – High Risk, Rivers and Sea Very Low, Flooding from Ground Water is unlikely, whilst a risk of flooding from reservoirs.

Broadband – Ultrafast – speeds up to 1000mb.  
Mobile coverage – Likely outdoors from the four main providers.



GROUND FLOOR

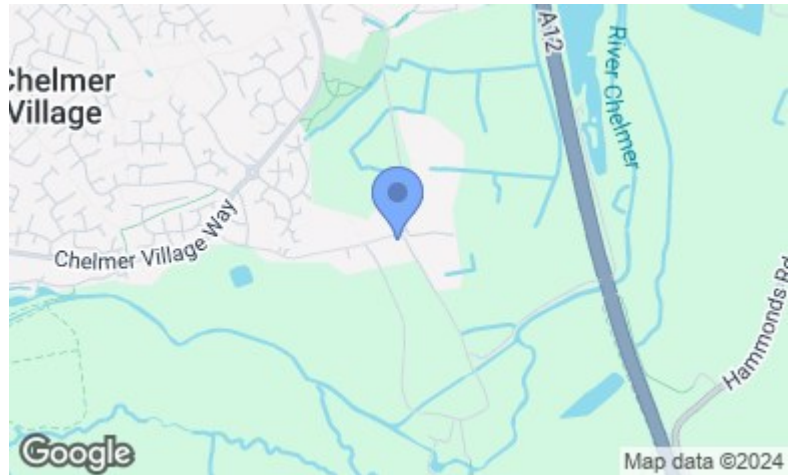
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very very efficient - lower running costs   |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 39                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.