



Field View Southend Road, Chelmsford, CM2 7TN

Offers in excess of £350,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and a door gives access to the through lounge / dining room, with a further door leading into the single storey kitchen to the rear.

To the first floor there are two bedrooms and a first floor shower room.

Externally the property benefits from a wide frontage with precast sectional double garage. The total plot extends to 0.596 acres.

Entrance Hall

Sitting Room

11'1" x 10'10" (3.38m x 3.30m)

Dining Room

14'4" x 11'4" (4.37m x 3.45m)

Kitchen

11'10" max x 9'1" (3.61m max x 2.77m)

Outside w.c

Bedroom One

11'3" x 10'11" (3.43m x 3.33m)

Bedroom Two

11'4" x 8'1" (3.45m x 2.46m)

Shower Room

8'0" x 5'7" (2.44m x 1.70m)

Externally

The property benefits from a frontage measuring in excess of 25m in width, with precast sectional double garage located to side of the property.

The rear garden is mainly grass interspersed with trees and shrubs along with some overgrowth. The total plot extends to 0.596 acres.

Services

Council Tax Band C

Local Authority - Chelmsford City Council

Tenure - Freehold

EPC - F

Flood Risk - Data Taken from Gov.UK Flood Map (January 2025).

Flooding from Rivers and Sea – Very Low Risk

Flooding from Surface Water – Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

Ofcom – Broadband – Superfast broadband with Speeds of up to 80mbps via Openreach

Mobile –. It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – Jan 25.

Planning – In the immediate locality there is a planning application for a commercial warehousing / logistics development along with associated infrastructure works which is pending consideration by Chelmsford City Council.

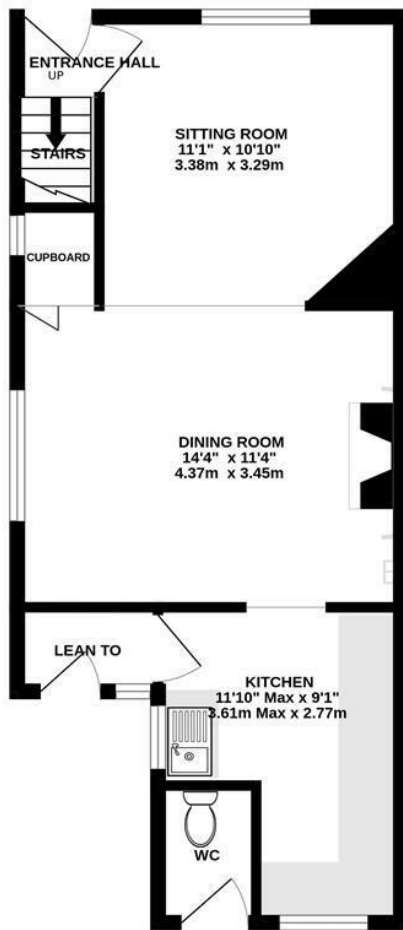
Wayleaves and Easements

We understand that the registered owners also own adjoining land which will be separated from the title.

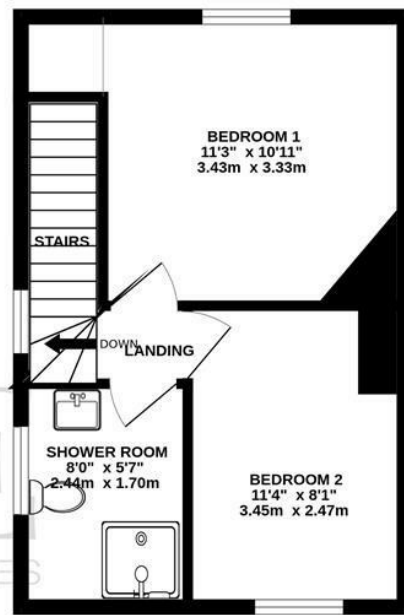
The adjoining land has overhead powerlines upon and both the property and the adjoining land are subject to the restrictions and wayleaves in this respect a full copy of which is available upon request.



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

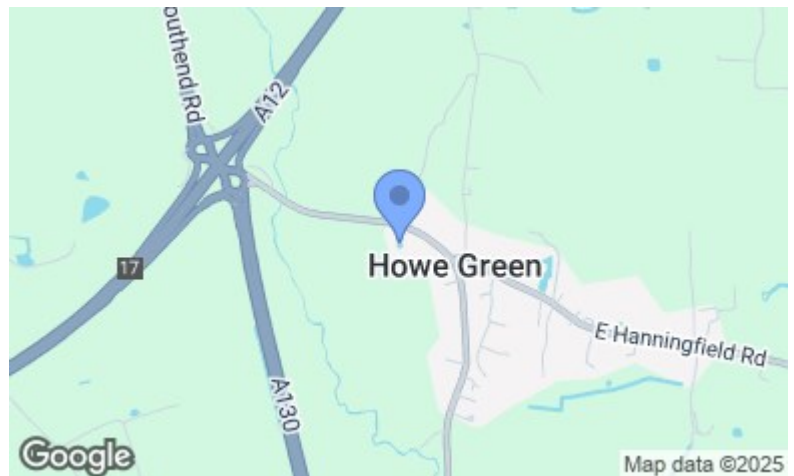


1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

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 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 | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.