

# DURDEN & HUNT

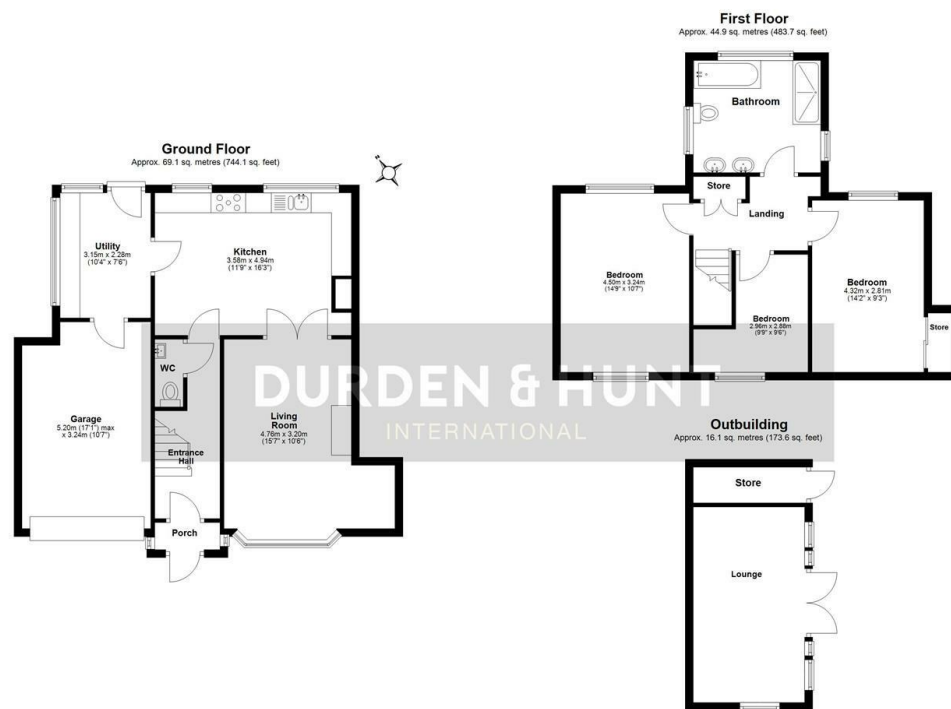
INTERNATIONAL



## Chelmsford Road, Chelmsford CM1

Offers Over £525,000

- Semi-Rural Location
- Spacious Garden With Versatile Outbuilding
- Generously Sized Living Room
- Rolling Countryside Views
- Kitchen Diner With Utility Room
- Three Bedrooms
- Driveway And Garage
- Downstairs WC
- Large Contemporary Family Bathroom



Total area: approx. 130.2 sq. metres (1401.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plans produced using PlanUp

Blue House Farm Cottage

## Viewings

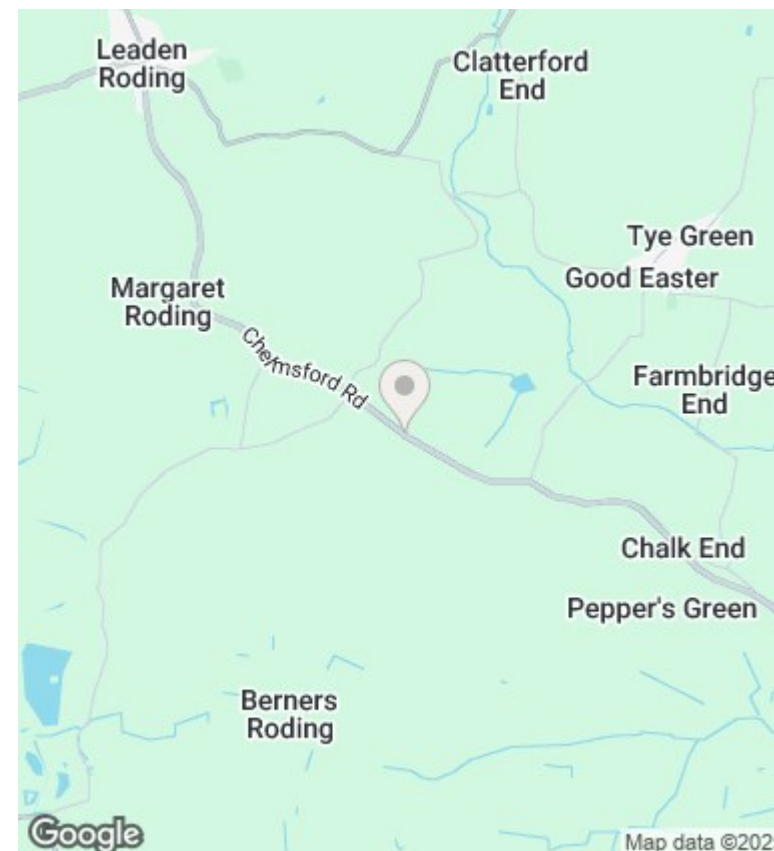
Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

D

## EPC Rating:

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	