



**Connells**

Roland Close  
Broomfield Chelmsford



## Property Description

This three bedroom mid terraced property is in need of complete refurbishment, however has fantastic potential to be refurbished into a spacious family home. Located in Broomfield the property is within walking distance to local shops as well as being a short car/bus drive to Chelmsford City Centre and Broomfield Hospital.

In brief the property is comprised of entrance hallway with stairs to first floor, lounge and separate dining room, and kitchen leading to inner hall with ground floor WC. The first floor has three bedrooms and a bathroom with separate WC.

To the front is potential off street parking and to the rear is mainly laid to lawn with pathway. The property also comes with a garage en-bloc

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

### Lounge

12' 5" x 11' 9" ( 3.78m x 3.58m )

### Dining Room

10' 9" x 12' 1" ( 3.28m x 3.68m )

### Kitchen

9' 6" x 11' 9" ( 2.90m x 3.58m )

### Bedroom 1

11' 5" x 11' 9" ( 3.48m x 3.58m )

### Bedroom 2

9' 6" x 11' 9" ( 2.90m x 3.58m )

### Bedroom 3

7' 10" x 8' 6" ( 2.39m x 2.59m )

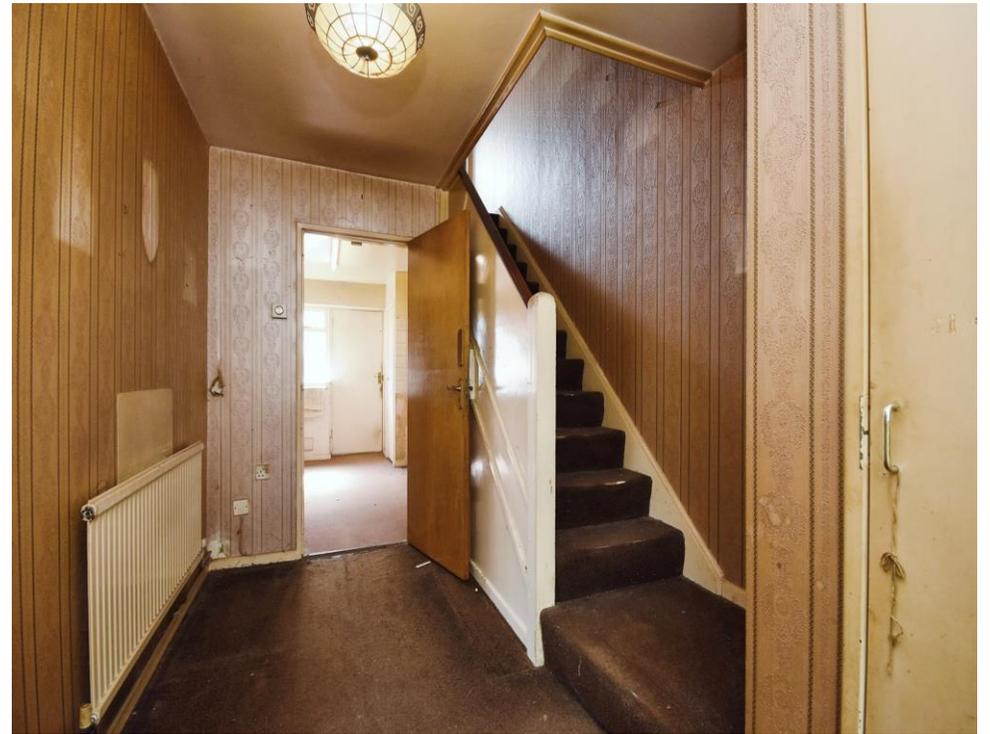
### Bathroom

5' 10" x 5' 10" ( 1.78m x 1.78m )

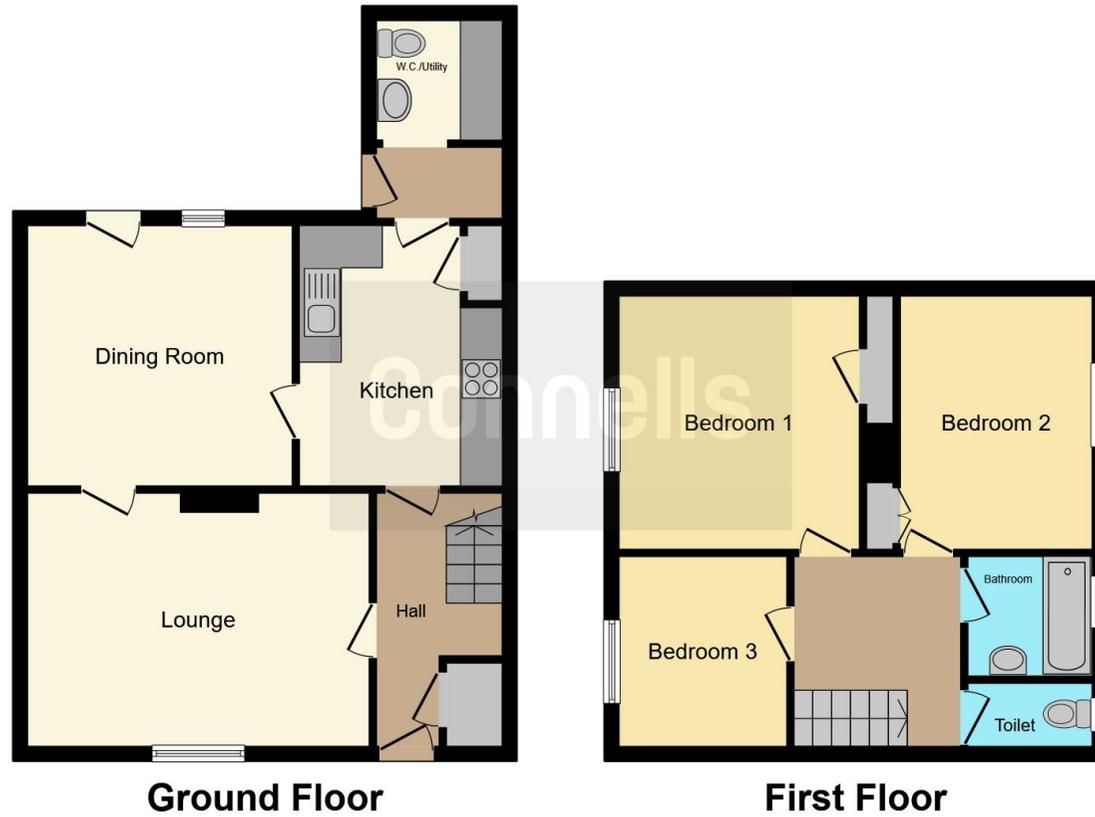
### Toilet

5' 10" x 2' 11" ( 1.78m x 0.89m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/CHL307915](http://connells.co.uk/Property/CHL307915)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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