



Connells

connells.co.uk 01246 381 266

FOR SALE

Connells

Church Road
Boreham Chelmsford



Property Description

The accommodation is well presented throughout and consists of two bedrooms, one double room with views to the rear and a good size single room both with coving.

Entrance Hall - Composite entrance door and full height double glazed side screen. Coved ceiling. Inset spot lighting. Tiled floor with underfloor heating.

Bathroom - Obscure double glazed window to rear. Modern white suite comprising P shaped panelled bath with mixer tap, shower over and fitted glass shower screen. Low level WC with concealed cistern and vanity wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Inset spot lighting.

Open plan living space consists of Double glazed window to front. Large built in storage cupboard. Wood flooring. Coved ceiling. TV point. Double glazed window and door to rear. A range of modern high gloss white units fitted to base and eye level with integrated appliances. Built in oven, 4 ring hob and extractor hood over. Solid wood work surfaces 1 1/2 bowl sink unit with mixer tap, fitted breakfast bar and with part tiled walls.

Disclosue Requirements:

Under section 21 of the Estate Agents Act 1979 we are required to disclose any family relationship or business association between the vendor and Connells and as such we are disclosing that the Vendor is an employee of the Connells Group.







To view this property please contact Connells on

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view this property online [connells.co.uk/Property/CHL308337](https://www.connells.co.uk/Property/CHL308337)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: Awaited

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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