



Connells

Skidders Lane  
CHELMSFORD



## Property Description

Connells is proud to bring to the market, for the first time ever, this 3 bedroom detached family home located in the desirable location of Galleywood.

The property offers immense potential and the chance to create your dream home through modernization and extension (STPP).

On the ground floor the property comprises of a convenient porch, a good size hallway, a spacious living room with feature fire place, and a separate dining room which provides an ideal space for both meals and social gatherings.

The kitchen, complete with its own dining area, offers a cozy and welcoming atmosphere while also offering access to the garden. Additionally, a small pantry provides ample storage space for your culinary needs. To complete the ground floor there is also a separate w/c and a garage.

On the first floor there's 3 good size bedrooms, a family bathroom and further potential to create an en-suite bathroom.

Externally, the property boasts a generous sized driveway, allowing for ample parking space for multiple vehicles. The expansive rear garden presents endless possibilities, providing a blank canvas for landscaping and outdoor activities. Whether you envision a peaceful oasis or a lively space for family gatherings, this garden can accommodate everything.

This 3-bedroom detached family home in Galleywood offers a rare chance to acquire a property with tremendous potential. With a need for modernization and the possibility of extension, you have the op

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Hallway

7' 10" x 7' 10" ( 2.39m x 2.39m )

### Porch

7' 10" x 3' ( 2.39m x 0.91m )

### Lounge

11' 9" x 20' 11" ( 3.58m x 6.38m )

### Dining Room

14' 1" x 10' 2" ( 4.29m x 3.10m )

### Kitchen

17' 4" x 13' 9" ( 5.28m x 4.19m )

### Conservatory

9' 2" x 6' 2" ( 2.79m x 1.88m )

### Larder

2' 7" x 2' 7" ( 0.79m x 0.79m )

### Bedroom 1

14' 5" x 9' 6" ( 4.39m x 2.90m )

### Bedroom 2

16' 4" x 10' 5" ( 4.98m x 3.17m )

### Bedroom 3

8' 2" x 10' 2" ( 2.49m x 3.10m )

### Dressing Room

9' 10" x 11' 9" ( 3.00m x 3.58m )

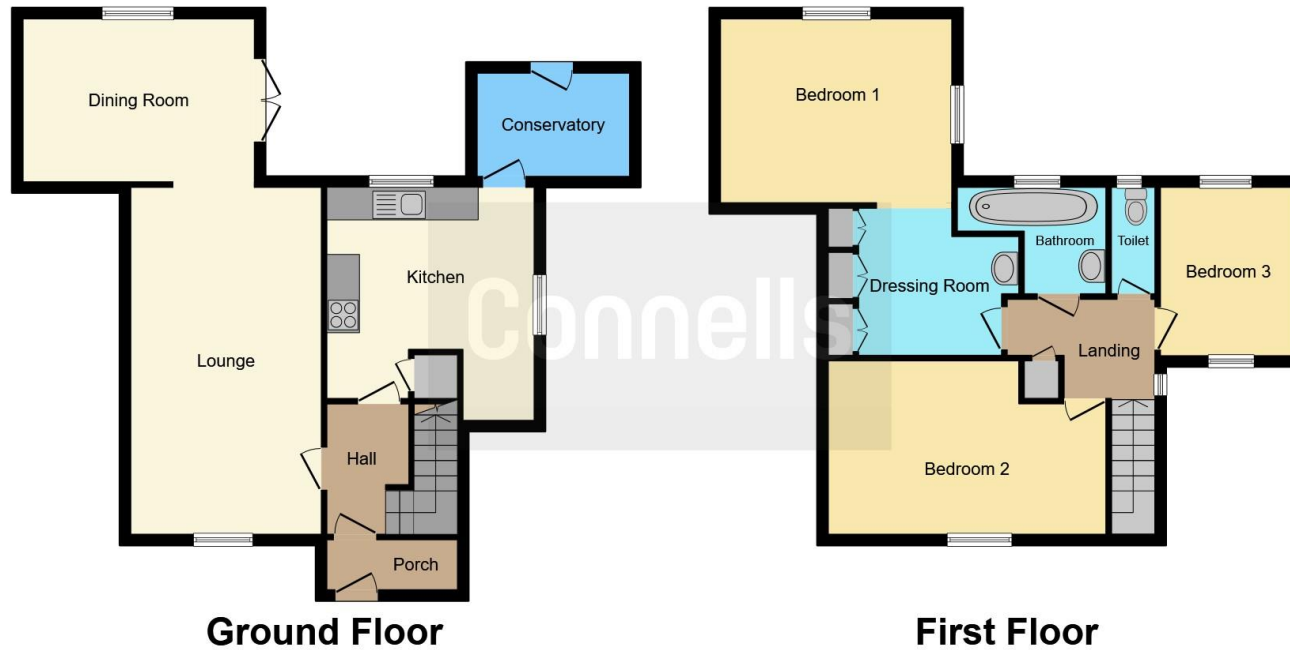
### Bathroom

5' 6" x 6' 6" ( 1.68m x 1.98m )









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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CHL307955](http://connells.co.uk/Property/CHL307955)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CHL307955 - 0003