

42 School Lane, Chelmsford, CM1 7DR

£340,000

**** NO ONWARD CHAIN ** NEEDS MODERNISATION ** LONG REAR GARDEN - POTENTIAL FOR OFF ROAD PARKING **** An older style semi detached house offering potential to extend (sttp). The accommodation includes. Ground floor: PORCH, HALL, SITTING ROOM, DINING ROOM, KITCHEN (needs refitting), LOBBY, WET ROOM. First floor: THREE BEDROOMS. The property has gas radiator heating and upvc double glazing.

LOCALITY INFORMATION

The property is close to Broomfield Primary School and a short distance from Broomfield hospital. There is a library on Broomfield Road and Broomfield food store is located at the end of School Lane. There are regular bus services in to Chelmsford city centre which has an excellent range of shopping and recreational facilities and the mainline railway station to London. The Angel public house is a short walk away on Broomfield Road. There are countryside walks close by.

PORCH

Part glazed door to porch. Windows and frosted part glazed door to hall.

ENTRANCE HALL

Stairs to first floor, door sitting room.

SITTING ROOM 11'9" x 10'11" (3.60 x 3.33)



Radiator, tiled fireplace, picture rails, upvc double glazed window to front.

FURTHER VIEW



DINING ROOM 13'6" x 10'11" (4.12 x 3.35)



Radiator, tiled fireplace, built in cupboard, alcove with fitted storage cupboards, deep under stair cupboard also housing the Worcester gas boiler, door to kitchen.

KITCHEN (needs refitting) 7'7" x 7'4" (2.32 x 2.24)



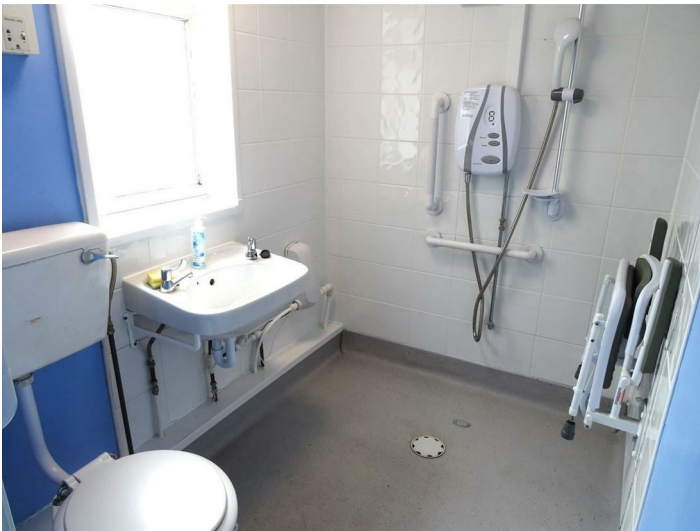
In need of refitting completely. Radiator, upvc double glazed window to side, access to to lobby.

LOBBY



Deep recess of 6'11" ideal for fridge/freezer space, door to wet room and door to rear garden.

WET ROOM



Low level wc, wash hand basin, tiled walls to shower area, frosted upvc double glazed window.

LANDING

Access to roof space, double glazed window to side, doors to bedrooms.

BEDROOM ONE 11'10" x 11'1" (3.63 x 3.38)



Radiator, built in cupboard, upvc double glazed window to front.

BEDROOM TWO 11'0" x 8'9" (3.36 x 2.68)



Radiator, upvc double glazed window to rear.

BEDROOM THREE 8'2" x 5'8" (2.50 x 1.75)



Radiator, upvc double glazed window to rear.

OUTSIDE

The front garden is stoned with a stone wall to the front boundary. There is side access through to the rear garden.

LONG REAR GARDEN



The garden is laid to lawn with fenced and hedgerow boundaries to either side.

VIEW FROM LOWER GARDEN AREA



REAR ELEVATION

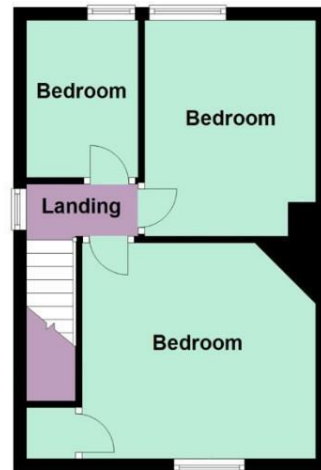


Ground Floor



APPROX INTERNAL FLOOR AREA 76 SQ M (820 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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First Floor



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		
		81
	60	
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	

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