

Paul Mason Associates



Ridley Road, Chelmsford, CM1 7AR

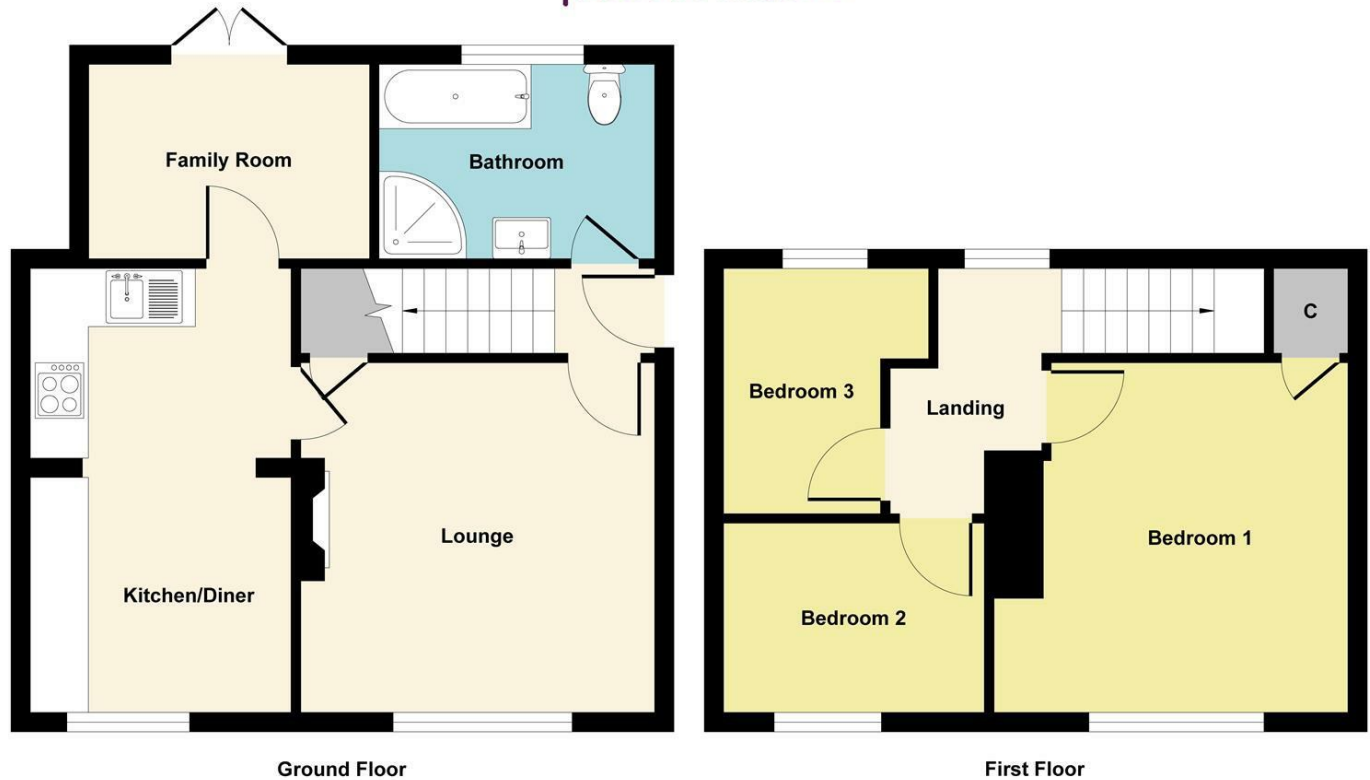
Guide price £360,000



- Three bedrooms
- Refitted four piece family bathroom
- Lounge
- Kitchen/diner
- Family room
- Outbuilding currently being used as a home office
- Driveway with parking for two cars
- Close to open farmland
- Countryside views
- EPC - D

A semi-detached three bedroom property situated at the end of a small cul-de-sac close to open farmland within the popular village of Broomfield. The residence comprises lounge, kitchen/diner and family room overlooking the rear garden. There is a modern family bathroom with bath, separate shower, wash hand basin and w.c. The first floor consists of three good sized bedrooms and distant countryside views. There is a useful outbuilding at the rear of the garden which is currently divided into two rooms, one currently being used as a home office. To the front there is a driveway providing off street parking for two cars.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>84</b>	
		<b>56</b>	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Distances

Broomfield Hospital - 1.3 miles

Chelmsford Train Station - 2.6 miles

Chelmsford High Street - 2.8 miles

London Stansted Airport - 16.3 miles

All mileages are approx.

## Location

The property is conveniently located for the local primary school and only a short walk to Chelmer Valley High School. Broomfield Hospital can be found close by making it ideal for doctors, nurses or investors looking for a buy to let property. Chelmsford City Centre is only 2.8 miles from the property and offers a host of facilities including train station, shopping centre, leisure centre and schools. Nearby there are open farmlands and wonderful river walks, plus a nature reserve.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

#### Lounge

3.8 x 3.7 (12'5" x 12'1")

#### Kitchen/Diner

4.5 x 2.7 (14'9" x 8'10")

#### Family Room

2.9 x 2.1 (9'6" x 6'10")

#### Bathroom

### FIRST FLOOR

#### Landing

#### Bedroom One

3.8 x 3.7 (12'5" x 12'1")

#### Bedroom Two

2.8 x 2.0 (9'2" x 6'6")

#### Bedroom Three

2.6 x 2.2 (8'6" x 7'2")

### EXTERIOR

The property is approached via a driveway providing off street parking for two cars with access to the entrance door and side gate leading to the rear garden. The rear garden commences with a large patio garden leading to a low maintenance artificial lawn area giving access to the large outbuilding at the rear. The summerhouse has power and lighting connected and is divided into two rooms and is currently being used as a home office.

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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Paul Mason Associates Limited Registered in England Number - 6767946  
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