

Paul Mason Associates



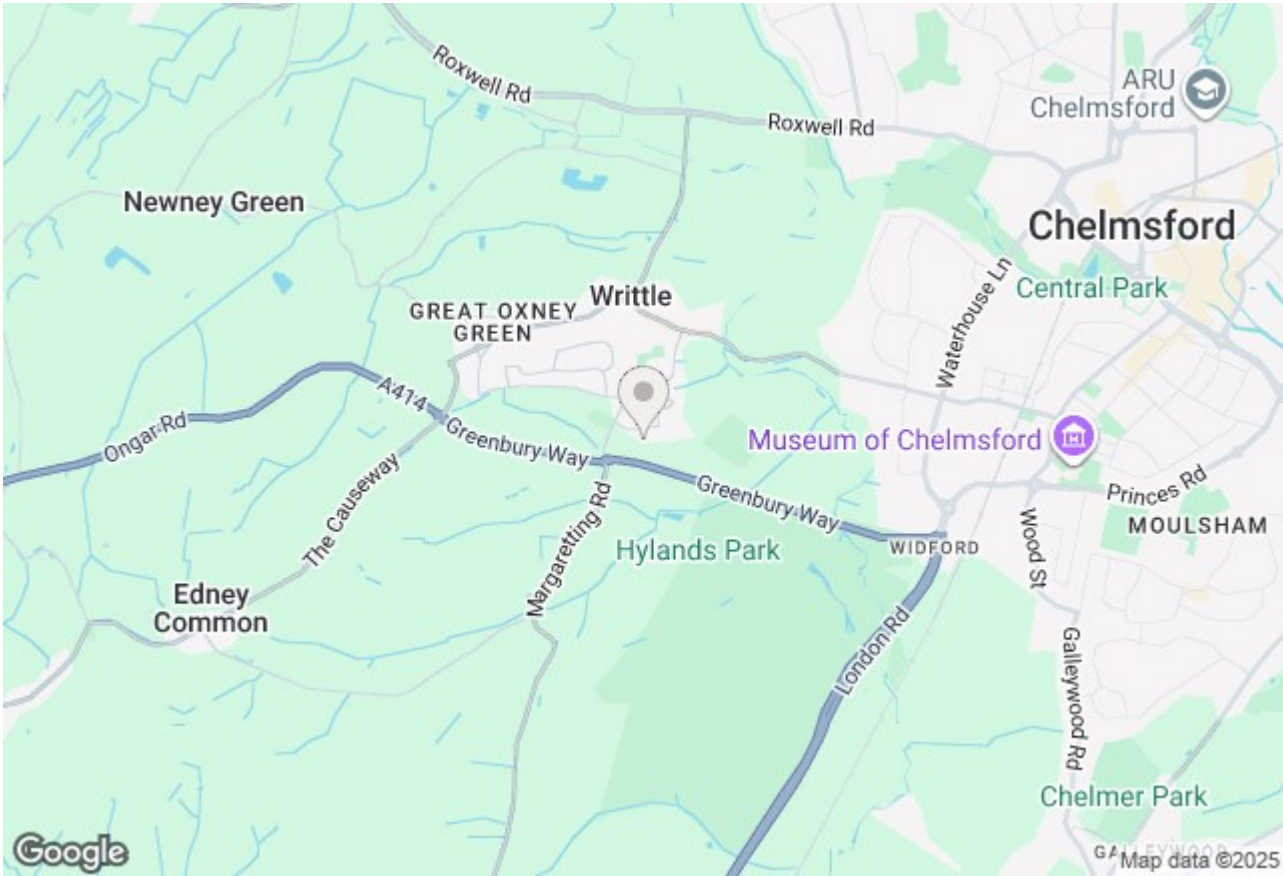
Hunts Close, Writtle, Chelmsford, CM1 3HJ

£850

- First Floor Maisonette
- Double Bedroom
- Modern Fitted Kitchen
- Fully Tiled Bathroom
- Study / Bonus Room
- Communal Garden
- Off Road Parking
- Close To Hylands Park and Village Green
- Part Furnished
- Pets Accepted

This one and a half bedroom first floor maisonette is located in the sought after village of Writtle. The property is within walking distance to the village amenities including pubs, restaurants and doctors. The beautiful and historic village also offers an array of idyllic walks throughout the surrounding countryside but is conveniently within close proximity to Chelmsford City, just 3.3 miles approx. to the train station and town for further shopping and leisure facilities.

The accommodation comprises a lounge, bedroom one, a smaller additional room with versatile use and boasts a refitted kitchen and bathroom. Externally the property benefits from off road parking and the use of the communal garden.



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

DISTANCES

ACCOMMODATION

Hallway

Property is entered by its own front door, with an outside storage cupboard opposite. Stairs lead to the 1st floor hallway with storage cupboard, carpet flooring and access to the loft space.

Lounge

3.69m x 3.68m (12'1" x 12'0")
Double glazed window to rear, radiator and laminate flooring.

Fitted Kitchen

3.99m x 2.40m (13'1" x 7'10")
Double glazed window to front, range of modern high gloss base and wall units with quartz work surface incorporating a single bowl sink unit with tiled splashback, built-in Bosch single oven with microwave above and electric hob, integrated fridge/freezer, dishwasher and washing machine, radiator, laminate flooring and smooth ceiling with sunken spotlights.

Bedroom One

3.63m x 2.72m (11'10" x 8'11")
Double glazed window to rear, built-in wardrobes, radiator and laminate flooring.

Bathroom

Opaque window to front, fully tiled, double shower, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Study / Bonus Room

2.39m x 2.13 (max) (7'10" x 6'11" (max))
Window to front, radiator and laminate flooring.

EXTERIOR

Communal Gardens

The property benefits from a communal garden area to the rear of the property.

Parking

The property benefits from a communal off road parking area.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

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



Paul Mason Associates

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