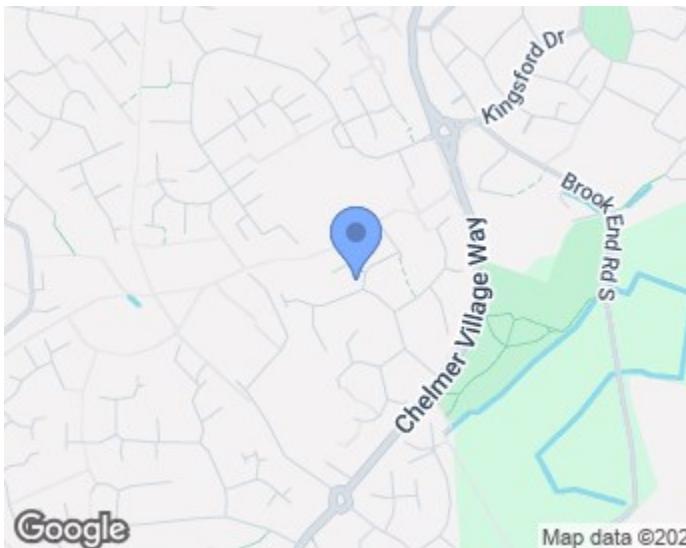


Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 1 Woodroffe Close, Chelmer Village, Chelmsford, CM2 6RS

Chelmer Village is located on the outskirts of the City with a regular bus service to the Railway Station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The property is within walking distance of the local shopping square which has an ASDA superstore and Subway sandwich shop. There are two sought after Primary Schools and two local restaurants/taverns situated near by as well as River walks along the River Chelmer towards Boreham, Little Baddow and beyond. This 2 bedroom semi detached house situated on a corner plot, benefits from fitted wardrobes in both bedrooms, family bathroom, spacious lounge diner and light oak fitted kitchen, all with gas heating (Agents note the boiler may need replacing or recommissioning as currently inoperative) and PVCu glazing, Externally there is front rear and side gardens with potential to extend subject to planning permission. Tenure Freehold. Council Tax Band C. EPC: D

Price £315,000

## ACCOMMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, access to loft space, doors to:

#### BEDROOM 1 13 x 9 (3.96m x 2.74m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, fitted wardrobes and dressing table.

#### BEDROOM 2 11'1 x 9 (3.38m x 2.74m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted wardrobes and dressing table, airing cupboard.

#### BATHROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, radiator, Avocado, pedestal wash hand basin, paneled bath and white WC, tiling to most visible walls.

#### GROUND FLOOR

PVCu sealed unit double glazed entrance door to:

#### HALL

PVCu sealed unit double glazed window to front, textured ceiling, obscure glazed door to:

#### LOUNGE 17'6 x 13 (5.33m x 3.96m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, TV point, feature brick fire place with raised brick hearth and inset gas fire, stairs rise to first floor, 3 wall lights, door to:

#### KITCHEN 13 x 9 (3.96m x 2.74m)

PVCu sealed unit double glazed window and door to rear garden, textured ceiling, radiator. Light oak fitted kitchen comprising: Single drainer one and a half bowl sink unit with mixer taps inset to work surface with drawers and cupboards under, adjacent base unit with drawers and cupboards under, further work surface with drawers and cupboards under, built in oven and hob with extractor fan over, 7 wall cupboards, pelmet lighting and tiles splash. Wall mounted gas boiler (Agents note the boiler may need replacing or recommissioning as currently inoperative)

## OUTSIDE

### FRONT

Laid to lawn with own drive and parking for 2/3 cars

### FLANK GARDEN AREA TO FRONT

Laid to lawn

### GARAGE

Up and over door, light and power, eves storage, personal door to rear.

### REAR

Westerly facing, paved patio leading to lawn with shrubs in borders, outside tap and light.

### AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

**VIEWING** – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429 WE ARE

**OPEN** – Monday to Friday 9am-6pm – Saturday 9am-5pm.

- NO CHAIN SALE
- 2 BEDROOMS
- FAMILY BATHROOM
- LOUNGE DINER
- LIGHT OAK KITCHEN
- GAS HEATING & PVCu GLAZING
- CORNER PLOT
- FREEHOLD. C/TAX C. EPC: D
- FRONT REAR & SIDE GARDENS
- POTENTIAL TO EXTEND STPP

