

Croot Place, Runwell

£400,000

- ST LUKES PARK DEVELOPMENT
- NHBC WARRANTY REMAINING
- GAS CENTRAL HEATING
- KITCHEN WITH INTEGRATED APPLIANCES
- EPC - B
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED
- CLOSE TO SCHOOL, SHOP AND RESTAURANT
- COUNCIL TAX - BAND D - CHELMSFORD

GUIDE PRICE £400,000 TO £425,000 --- A Beautifully maintained TWO bedroom SEMI DETACHED house on the ST LUKES PARK development in RUNWELL. The location is excellent within a very short stroll of ST LUKES PRIMARY SCHOOL and the local SHOP on this prestigious development. Offering DOUBLE BEDROOMS and OFF ROAD PARKING for multiple vehicles we would strongly urge interested applicants to view at their earliest convenience to avoid missing out.



Council Tax Band: D



Entrance Hall

Part double glazed street door to hall. Doors to cloakroom and family room, radiator, wood effect laminate floorcovering

Cloakroom

Double glazed window to front, radiator, concealed flush wc and wash hand basin inset to vanity unit with storage, continuation of wood effect floorcovering

Open Plan

Kitchen/Family Room

29 x 14'6

Double glazed window to front, double glazed French type doors to garden , continuation of wood effect floorcovering, kitchen itself has a modern finish and ample cupboards to both ground and eye level, complimentary roll edged worksurfaces with inset sink and mixer tap. Built in OVEN and HOB, with HOOD over and stainless steel SPLASH BACK, Under unit lighting, integrated WASHING MACHINE, DISHWASHER, FRIDGE and FREEZER to remain, smooth ceiling with inset downlighters, radiators

First Floor Landing

Access loft and doors to accomodation

Bedroom One

12'2 x 10'9

Double glazed window to rear, fitted wardrobes, radiator, smooth ceiling with inset spotlights

Bedroom Two

14'4 x 10'5

Two double glazed windows to front, radiator, smooth ceiling with inset downlighters

Bathroom

Three piece suite in white comprising panelled bath with shower and screen, concealed low flush wc, wash hand basin inset to vanity unit, heated towel rail, wood effect floorcovering, part tiled walls, extraction

Front Garden

Flower beds with path to front door, slate decorative covering

Back Garden

Patio to fore, remainder laid to lawn, securely fenced to all boundaries, side gate to parking area, outside tap

Parking

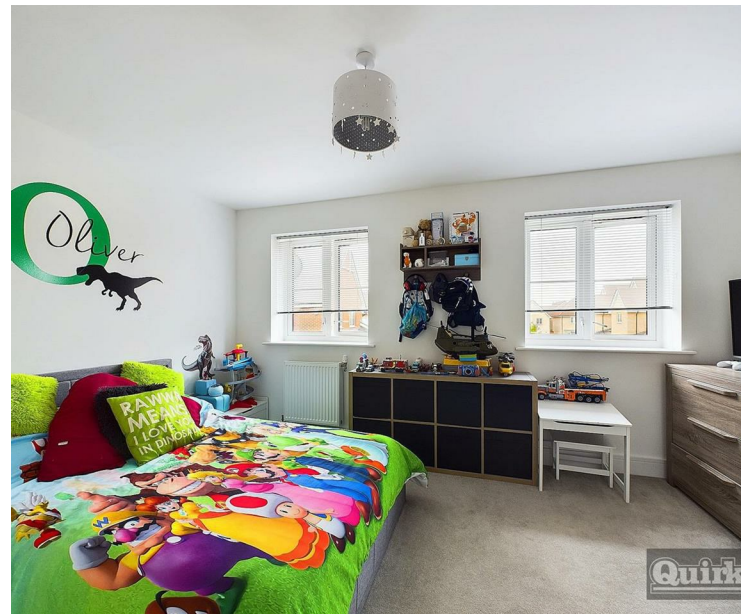
Long driveway offering off road parking, partly covered

AGENTS NOTE

There is an Estate Charge of £32.83 per month for the maintenance of communal area's within the estate

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

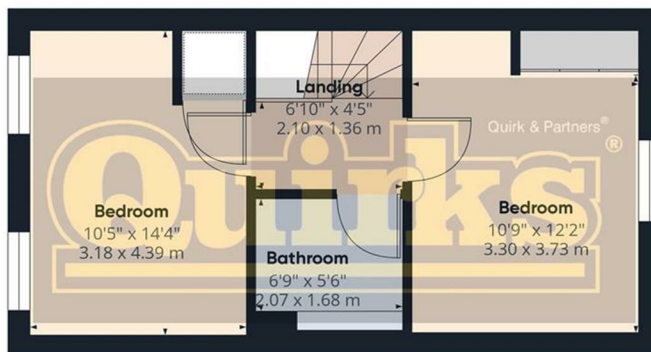




EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area[®]
788.17 ft²
73.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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