



Connells

Church Road
Boreham Chelmsford



Property Description

The accommodation is well presented throughout and consists of two bedrooms, one double room with views to the rear and a good size single room both with coving.

Entrance Hall - Composite entrance door and full height double glazed side screen. Coved ceiling. Inset spot lighting. Tiled floor with underfloor heating.

Bathroom - Obscure double glazed window to rear. Modern white suite comprising P shaped panelled bath with mixer tap, shower over and fitted glass shower screen. Low level WC with concealed cistern and vanity wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Inset spot lighting.

Open plan living space consists of Double glazed window to front. Large built in storage cupboard. Wood flooring. Coved ceiling. TV point. Double glazed window and door to rear. A range of modern high gloss white units fitted to base and eye level with integrated appliances. Built in oven, 4 ring hob and extractor hood over. Solid wood work surfaces 1 1/2 bowl sink unit with mixer tap, fitted breakfast bar and with part tiled walls.

Disclosue Requirements:

Under section 21 of the Estate Agents Act 1979 we are required to disclose any family relationship or business association between the vendor and Connells and as such we are disclosing that the Vendor is an employee of the Connells Group.

The accommodation is well presented throughout and consists of two bedrooms, one double room with views to the rear and a good size single room both with coving.

Entrance Hall - Composite entrance door and full height double glazed side screen. Coved ceiling. Inset spot lighting. Tiled floor with underfloor heating.

Bathroom - Obscure double glazed window to rear. Modern white suite comprising P shaped panelled bath with mixer tap, shower over and fitted glass shower screen. Low level WC with concealed cistern and vanity wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Inset spot lighting.

Open plan living space consists of Double glazed window to front. Large built in storage cupboard. Wood flooring. Coved ceiling. TV point. Double glazed window and door to rear. A range of modern high gloss white units fitted to base and eye level with integrated appliances. Built in oven, 4 ring hob and extractor hood over. Solid wood work surfaces 1 1/2 bowl sink unit with mixer tap, fitted breakfast bar and with part tiled walls.

Disclosue Requirements:

Under section 21 of the Estate Agents Act 1979 we are required to disclose any family relationship or business association between the vendor and Connells and as such we are disclosing that the Vendor is an employee of the Connells Group.

The accommodation is well presented throughout and consists of two bedrooms, one double room with views to the rear and a good size single room both with coving.

Entrance Hall - Composite entrance door and full height double glazed side screen. Coved ceiling. Inset spot lighting. Tiled floor with underfloor heating.

Bathroom - Obscure double glazed window to rear. Modern white suite comprising P shaped panelled bath with mixer tap, shower over and fitted glass shower screen. Low level WC with concealed cistern and vanity wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Inset spot lighting.

Open plan living space consists of Double glazed window to front. Large built in storage cupboard. Wood flooring. Coved ceiling. TV point. Double glazed window and door to rear. A range of modern high gloss white units fitted to base and eye level with integrated appliances. Built in oven, 4 ring hob and extractor hood over. Solid wood work surfaces 1 1/2 bowl sink unit with mixer tap, fitted breakfast bar and with part tiled walls.

Disclose Requirements:

Under section 21 of the Estate Agents Act 1979 we are required to disclose any family relationship or business association between the vendor and Connells and as such we are disclosing that the Vendor is an employee of the Connells Group.

The accommodation is well presented throughout and consists of two bedrooms, one double room with views to the rear and a good size single room both with coving.

Entrance Hall - Composite entrance door and full height double glazed side screen. Coved ceiling. Inset spot lighting. Tiled floor with underfloor heating.

Bathroom - Obscure double glazed window to rear. Modern white suite comprising P shaped panelled bath with mixer tap, shower over and fitted glass shower screen. Low level WC with concealed cistern and vanity wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Inset spot lighting.

Open plan living space consists of Double glazed window to front. Large built in storage cupboard. Wood flooring. Coved ceiling. TV point. Double glazed window and door to rear. A range of modern high gloss white units fitted to base and eye level with integrated appliances. Built in oven, 4 ring hob and extractor hood over. Solid wood work surfaces 1 1/2 bowl sink unit with mixer tap, fitted breakfast bar and with part tiled walls.

Disclose Requirements:

Under section 21 of the Estate Agents Act 1979 we are required to disclose any family relationship or business association between the vendor and Connells and as such we are disclosing that the Vendor is an employee of the Connells Group.

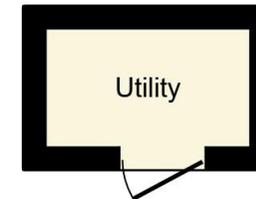








Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01245 261 266
E chelmsford@connells.co.uk

4 Tindal Square
 CHELMSFORD CM1 1EH

EPC Rating: E

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CHL309075

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CHL309075 - 0006