



**Shimbrooks, Great Leighs, Chelmsford, CM3 1SG**





**welcome to**

**Shimbrooks, Great Leighs, Chelmsford**

William H Brown are pleased to offer this well-presented two double bedroom terraced home perfectly positioned in the highly desirable village of Great Leighs. Offering a wonderful blend of comfort, convenience and contemporary style, this property is ideal for first-time buyer / downsizers.



## Hallway

Radiator. Stairs to first floor. Laminate flooring.

## Cloakroom

Obscure double glazed window to front aspect. Low level WC. Pedestal hand wash basin. Tiled flooring. Part tiled walls.

## Kitchen

9' 8" x 6' 6" ( 2.95m x 1.98m )

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and over head extractor fan. Plumbing and space for washing machine, dishwasher and fridge freezer. Wall mounted boiler. Tiled flooring.

## Lounge / Diner

14' 8" max x 13' 1" ( 4.47m max x 3.99m )

Double glazed windows and French doors to rear garden. Two radiators. Storage cupboard. Laminate flooring.

## Landing

Loft access. Doors leading to:-

## Bedroom One

13' 1" x 9' 8" ( 3.99m x 2.95m )

Two double glazed windows to rear aspect. Radiator. Carpets. Built in wardrobe.

## Bedroom Two

11' 5" x 8' 6" ( 3.48m x 2.59m )

Double glazed window to front aspect. Radiator. Built in wardrobes. Laminate flooring.

## Bathroom

6' 5" x 5' 7" ( 1.96m x 1.70m )

Side panel bath with over head shower. Vanity hand wash basin. Low level WC. heated towel rail.

## Garden

Landscaped low maintenance rear garden with decked seating area. Artificial lawn. Enclosed by panel fencing. Rear gated access to parking and garage.

## Parking

Allocated parking and garage.

## Garage

16' 5" x 9' 10" ( 5.00m x 3.00m )

Up and over door.



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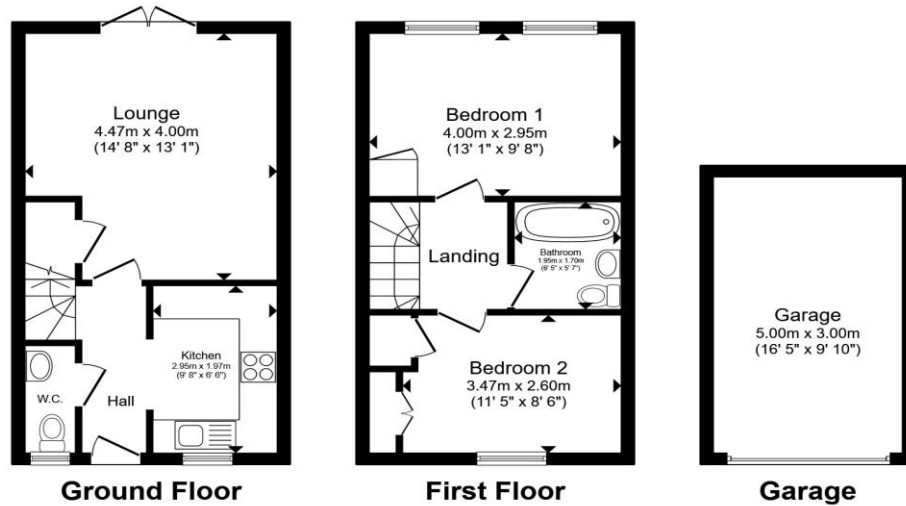
welcome to

## Shimbrooks, Great Leighs, Chelmsford

- Two Double Bedrooms
- Immaculately Presented Throughout
- Sought After Village Location
- Double Glazing
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£325,000**



Total floor area 75.8 m<sup>2</sup> (816 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110059 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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