



46 Brockenhurst Way, Chelmsford , CM3 4XW  
£225,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A pleasant one bedroom freehold home... benefiting from driveway parking and a front garden. The accommodation comprises an entrance porch, open plan lounge/kitchen and a bedroom with an ensuite style bathroom. Further benefits include replacement flooring throughout, double glazed windows and gas central heating. The property is offered with no onward chain.

**ACCOMODATION COMPRISING:-**

Porch

Lounge/Kitchen 15'6 x 13'8 (4.72m x 4.17m)

Bedroom 16'6 into bay > 13'9 x 9'11 (5.03m into bay > 4.19m x 3.02m)

Bathroom

**EXTERIOR**

Garden

Driveway Parking

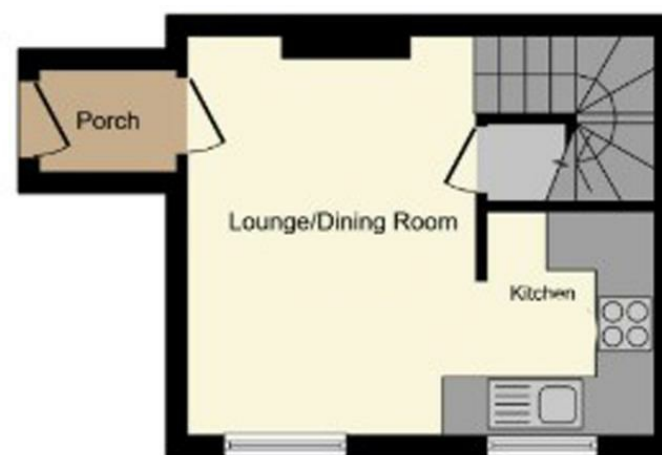
Storage Cupboard

**Agents Notes, Money Laundering & Referrals**

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



**Ground Floor**



**First Floor**