



## 67 Shimbrooks, Great Leighs, Great Leighs Chelmsford, Essex, CM3

£370,000

- Viewing advised
- Allocated parking for two cars
- Three double bedrooms
- Good access routes to A120, Chelmsford and Braintree
- Ensuite to master
- Gas central heating

# 67 Shimbrooks, Great Leighs Chelmsford CM3 1SG

Viewing is advised on this three story three bedroom home in sought after village of Great Leighs. The property benefits from having lounge, kitchen and cloakroom to the ground floor, to the first floor there are two double bedrooms and family bathroom whilst to the top floor the master bedroom has its own ensuite. Enclosed low maintenance rear garden and allocated parking for two cars. Please call to make an early viewing.



Council Tax Band: D



#### Entrance Hall

Part glazed composite front door leading to hallway, tiled floor, radiator, stairs to first floor, doors to :-

#### Downstairs Cloakroom

Low level WC, wash hand basin, radiator,

#### Stairs to First Floor

Stairs to first floor, radiator, stairs to second floor, doors to :-

#### Fitted Kitchen

11'9" x 5'10"

Double glazed window to front aspect, range of base and eye level units, one and half bowl sink with mixer tap set, electric oven, gas hob and extractor over. plumbed for washing machine, dishwasher and space for fridge/freezer, tiled floor, tiled splash backs and inset spot lights to compliment.

#### Lounge

15'5" 12'9"

Double glazed French door with side panels leading to rear garden, wood effect flooring, radiator, understairs cupboard.

#### Bedroom Three

12'9" x 9'2"

Two double glazed windows to front aspect, radiator

#### Bedroom Two

12'9" x 9'2"

Two double glazed windows to rear aspect, radiator, built in wardrobe

#### Bathroom

6'10" x 5'6"

Low level WC, panel bath, pedestal wash hand basin, storage cupboard, radiator, tiled floor and part tile walls to compliment

#### Stairs to Second Floor

Stairs to second floor, double storage cupboard, door to :-

#### Bedroom One

12'9" x 12'9"

Double glazed window to front aspect, radiator. loft hatch, door to :-

#### En Suite

7'10" x 4'11"

Double glazed Velux to rear aspect, shower cubicle, low level WC, pedestal wash hand basin, wood effect flooring, part tiled walls to compliment

#### Rear Garden

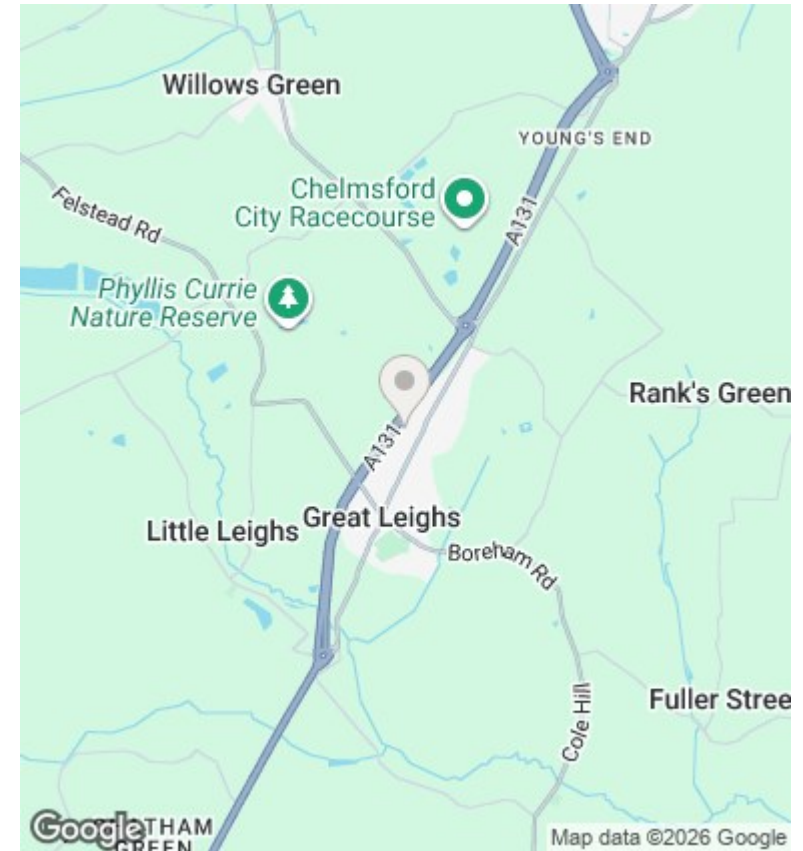
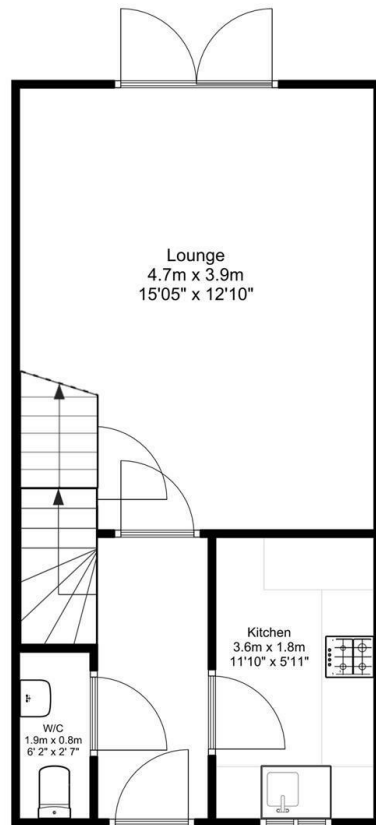
Enclosed garden with commencing with patio, futher raised patio area to rear of garden with the remaining laid to artificial turf, shed, side access to front of property.

#### Parking

Allocated parking for two cars at front of the property.







## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	