



59 Bruce Grove, Chelmsford, CM2 9AZ

£320,000

\*\*\* NO ONWARD CHAIN - NO HEATING - POTENTIAL FOR REAR EXTENSION AND LOFT CONVERSION - A BEAUTIFUL LONG REAR GARDEN - QUIET END OF CUL DE SAC POSITION \*\*\* A TWO BEDROOM DETACHED BUNGALOW IN NEED OF COMPLETE REFURBISHMENT. ACCOMMODATION INCLUDES: HALL, SITTING ROOM, DINING ROOM, KITCHEN, BATHROOM AND TWO BEDROOMS. One parking space with potential for more if required.



#### LOCALITY INFORMATION

The property is situated a short distance from the city centre which has the mainline railway station to London Liverpool Street, a wealth of shopping and recreational facilities including the Bond Street Quarter and the Riverside sports centre and ice rink, as well as many bars and restaurants. The A12 and A414 are easily accessible. A Tesco store is within a few minutes walk.

#### ACCOMMODATION COMPRISES

Wooden entrance door with frosted window to hall.

#### ENTRANCE HALL

Original doors to both bedrooms and dining room. Access to roof space.

#### SITTING ROOM 12 x 10 maximum (3.66m x 3.05m maximum)



Picture rails, upvc double glazed bow window to front.

#### DINING ROOM 12 x 10 (3.66m x 3.05m)



Picture rails, window to rear, doors to sitting room, kitchen and hall.

#### KITCHEN (needs updating) 7'8 x 5'6 (2.34m x 1.68m)



The kitchen needs updating. Window to side and further small frosted window, sliding door to bathroom and frosted door to lean to.

#### BATHROOM (needs updating)



Cast iron bath, wash hand basin, low level wc, wall mounted water heater, frosted window.

**BEDROOM ONE 12 x 10 maximum (3.66m x 3.05m maximum)**



Picture rails, upvc double glazed bow window to front.

**BEDROOM TWO 10 x 8'10 (3.05m x 2.69m)**



Picture rails, dual aspect windows.

**LEAN TO 10'4 x 8'4 (3.15m x 2.54m)**



Glazed windows and door to rear garden and further to front access.

#### **OUTSIDE**

The front garden is lawned with various shrubs and enclosed by a brick wall to the front boundary. A pathway leads to the left hand side of the bungalow with door access to the lean to.

#### **PARKING**

Double gates provide access on to a driveway for one car.

#### **BEAUTIFUL LONG UNOVERLOOKED REAR GARDEN**



A lovely garden with a wild flower bed near to the rear elevation. The remainder is laid to lawn with flower and shrub borders and fenced boundaries. There is a dividing hedge to the lower garden area with gate access in to a delightful private secret garden.



FURTHER VIEW



SECRET GARDEN

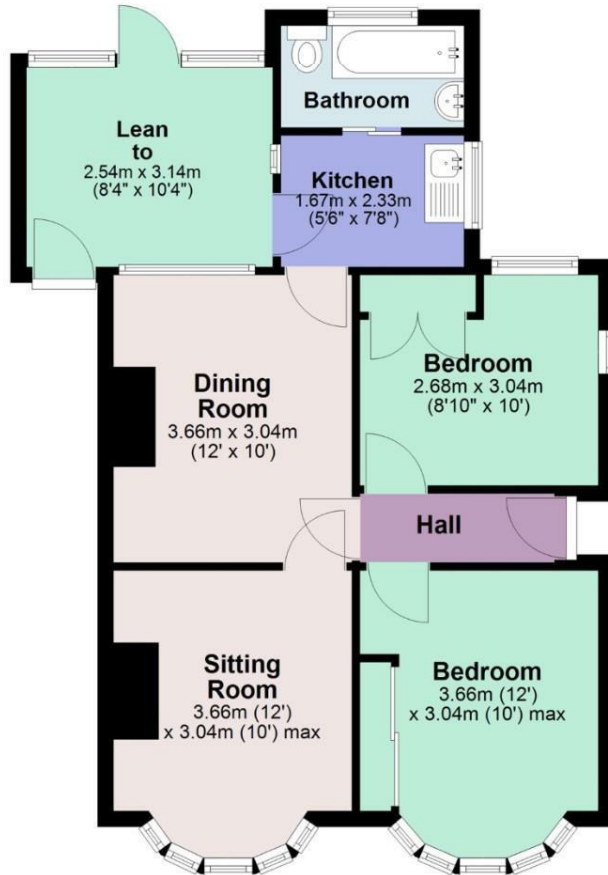


ADDITIONAL VIEW



VIEW FROM LOWER GARDEN AREA

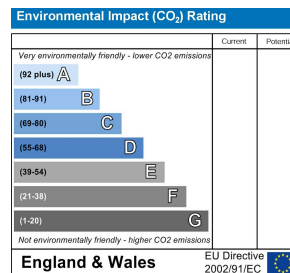
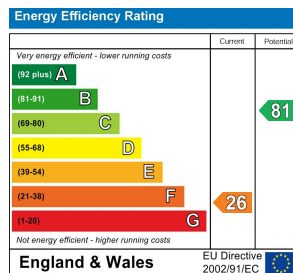
## Ground Floor



Leonard gray  
ESTATE AGENTS



**APPROX INTERNAL FLOOR AREA**  
59 SQ M (640 SQ FT)  
This floorplan is for illustrative purposes  
only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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