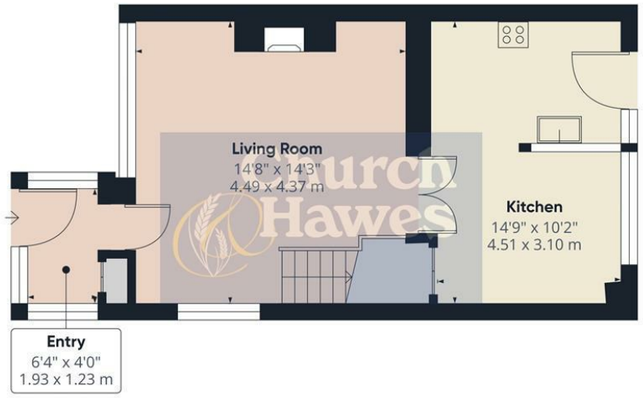
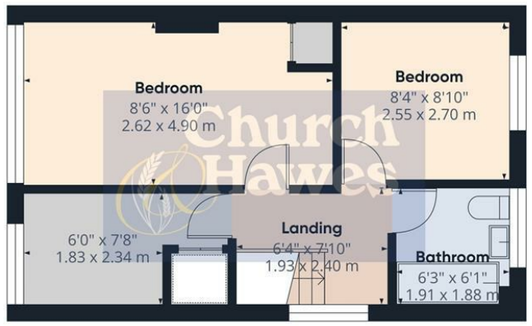


Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

734 ft²

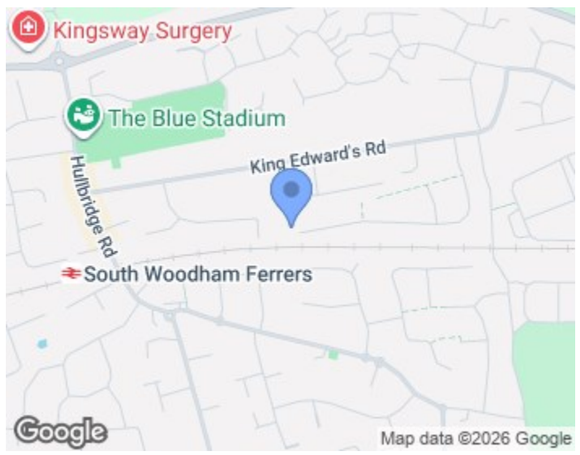
68.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



82 East Bridge Road, Chelmsford, CM3 5SD

An excellent opportunity to purchase this well-presented three-bedroom semi-detached home, offering spacious and versatile accommodation, ideal for families, first-time buyers or those looking to move up the property ladder.

The property benefits from three good-sized bedrooms, a welcoming living space and a practical layout, providing plenty of room for both everyday family living and entertaining.

Outside, the property boasts a good-sized rear garden, offering an ideal space for relaxing, outdoor dining and enjoying the warmer months. Further benefits include a garage and private driveway, providing convenient off-road parking and additional storage.

Combining comfortable living accommodation with excellent outdoor space and practical parking facilities, this property would make a fantastic family home.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC Rating TBC- Freehold- Council Tax Band C

£380,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

Entrance Porch 6'3" x 4'0" (1.93 x 1.23)
Spacious porch with access to lounge area with double glazed window.

Living Room 14'8" x 14'4" (4.49 x 4.37)
Large living area with feature fire place, large double glazed window and radiator.

Kitchen 14'9" x 10'2" (4.51 x 3.10)
Fitted kitchen with access to dining area with rear access to garden.

Master Bedroom 8'7" x 16'0" (2.62 x 4.90)
Large master bedroom with fitted storage and double glazed window over looking the rear garden.

Second bedroom 8'4" x 8'10" (2.55 x 2.70)
Double second bedroom with plenty of space for storage with double glazed window.

Third Bedroom/ Office Space 6'0" x 7'8" (1.83 x 2.34)
Third bedroom, ideal for study with double glazed window over looking the garden.

Bathroom 6'3" x 6'2" (1.91 x 1.88)
Fitted bathroom with full sized bath, WC and hand basin with radiator.

Garage 16'4" x 8'11" (4.99 x 2.73)
Single garage with parking to the front.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

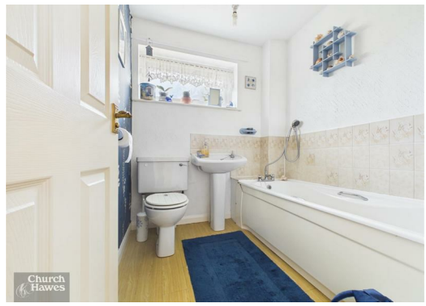
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- Semi Detached
- Three Bedroom House
- Beautiful Garden
- Garage
- Off Street Parking
- Dining Area
- Close to Local Shops & Amenities
- Council Tax Band
- EPC- TBC
- Freehold





COVERING MID ESSEX TO THE EAST COAST SINCE 1977