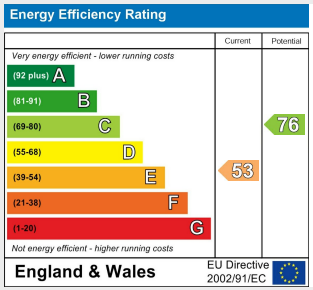
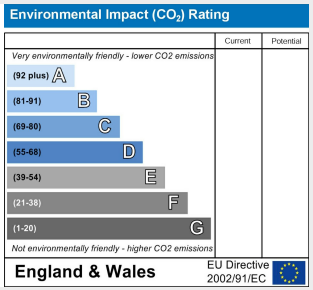
Paul Mason Associates

Bramwoods Road, Chelmsford, CM2 7LT

Guide price £400,000

- Close to city centre and local shops, set back from quiet road
- Approximately 1,062 sq ft, excluding the garage
- Three bedrooms - two to the first floor
- Lounge and separate conservatory
- Ground floor bedroom 3/dining room
- Fitted kitchen
- Family bathroom and cloakroom
- Good sized garden and single garage
- NO ONWARD CHAIN
- EPC - E





A versatile two/three-bedroom semi-detached chalet bungalow, pleasantly set back from the quiet road within easy reach of Chelmsford city centre. Well maintained but offering excellent potential for modernisation, reconfiguration or extension, subject to the necessary consents.

The flexible accommodation comprises an entrance hall, spacious lounge, conservatory, fitted kitchen, ground floor bedroom or dining room, and a family bathroom. The first floor offers two well-proportioned bedrooms together with a convenient cloakroom. The layout of this property would be ideal for a buyer looking for a ground floor bedroom.

Externally, the property enjoys an elevated position and benefits from a long driveway providing ample off-road parking and access to the single garage. The rear garden begins with a paved patio, ideal for outdoor entertaining, which overlooks a generous, mature garden offering a good degree of privacy.

Ideally located with a short walk to local shops and within easy access of Chelmsford city centre and the mainline railway station, the property is perfect for commuters, with direct services to London Liverpool Street. The property is situated with close proximity to the local doctors surgery. Chelmsford also offers an excellent selection of schools for all ages, a vibrant city centre with extensive shopping and dining facilities, and an abundance of attractive parks and open green spaces.

Distances
Chelmsford High Street - 1.3 miles
Chelmsford Train Station - 1.7 miles
A12 - 2 miles
M25 - 13.5 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge
4.58m x 3.01m (15'0" x 9'10")

Conservatory
2.56m x 2.56m (8'4" x 8'4")

Bedroom Three/Dining Room
4.06m x 3.01m (13'3" x 9'10")

Kitchen
3.49m x 3.20m (11'5" x 10'5")

Family Bathroom

FIRST FLOOR

Bedroom One
5.13m x 3.01m (16'9" x 9'10")

Bedroom Two
3.11m x 2.50m (10'2" x 8'2")

Cloakroom

EXTERIOR

Front Garden

Single Garage

South-East Facing Rear Garden

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Chelmsford
Band D
Freehold
Double glazed throughout

Bramwoods Road, CM2 7LT

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
Garage & Storage = 12.2 sq m / 131 sq ft
Total = 110.9 sq m / 1193 sq ft

First Floor

(Not Shown In Actual Location / Orientation)

Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

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The Property Ombudsman SALES

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