

Paul Mason Associates



Speedwell Crescent, Chelmsford, CM1 4GF  
Guide price £190,000



- Two Double Bedroom Semi-Detached
- Lounge
- Kitchen / Dining Room
- Ground Floor Cloakroom Plus Family Bathroom
- Landscaped Rear Garden With Spacious Patio
- Private Driveway For Two Vehicles
- Popular Modern Development Close To Countryside Walks
- Easy Access To Schools & Chelmsford City
- Immaculate Throughout & Internal Inspection Highly Advised
- 100% Share Available To Purchase\*  
(£190,000 at 45% SHARE OF OWNERSHIP)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

\*SHARED OWNERSHIP - The price advertised represents purchasing a 45% share of the home\*

Gary Townsend at Paul Mason Associates offers this attractive, two double bedroom semi-detached home on the favoured Copperfield Place on the fringes of Broomfield. The property benefits from a ground floor Cloakroom, formal Lounge and Kitchen / Dining Room with French doors opening to the spacious patio and lawn area, and two double bedrooms and family bathroom to the first floor. There is also a double length driveway to the side of the property.

Copperfield Place is situated close to surrounding countryside making it ideal for walks and cycle rides, yet still within easy access to Chelmsford City with its selection of excellent schools, including KEGS and CCHS. Chelmsford Sport & Athletics Centre is also nearby, as is a small parade of shops for those daily essentials, with the City Centre offering a wider range of leisure and recreational facilities, plus an eclectic array of restaurants and bars.

Full price: £420,000  
45% Share Price: £190,000 with monthly rent of £684.87 (incl. service charge)

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## DISTANCES

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, radiator with cover, carpet to floor and smooth ceiling.

#### Cloakroom

Opaque window to front, LLWC, pedestal wash hand basin with tiled splashback, radiator, tile effect flooring and smooth ceiling.

#### Lounge

4.54m x 3.66m (14'10" x 12'0")  
Double glazed window to front, radiator, understairs storage cupboard, carpet to floor and smooth ceiling. Door to Kitchen / Dining Room..

#### Kitchen / Dining Room

4.79m x 2.65m (15'8" x 8'8")  
Double glazed window to rear, range of modern base and wall units with wood effect work surface incorporating a one and a half bowl sink unit with central mixer tap, built-in electric oven with gas hob with extractor over, space for fridge/freezer and washing machine, wood effect flooring and smooth ceiling. French doors opening to the rear patio and garden.

## FIRST FLOOR

#### Landing

Carpet to floor and smooth ceiling with loft access.

#### Bedroom One

4.84m x 3.06m (15'10" x 10'0")  
Two double glazed windows to front, storage cupboard, radiator, carpet to floor and smooth ceiling.

#### Bedroom Two

4.88m x 2.26m (16'0" x 7'4")  
Two double glazed windows to rear, radiator, carpet to floor and smooth ceiling.

#### Family Bathroom

Opaque double glazed window to side, panelled bath with central mixer atop and electric shower over, LLWC, pedestal wash hand basin, radiator, wood effect flooring and smooth ceiling.

## EXTERIOR

#### Front & Rear Gardens

The property is approached via a small pathway with an array of plants and shrubs plus small lawn area. The landscaped rear garden commences with a large patio area which is ideal for al-fresco dining and barbecues and is accessed directly from

the dining room. From here you step onto a level lawn with some architectural borders to the rear and side. There is also a storage shed and access gate leading to the double length driveway.

#### Driveway & Parking

The property benefits from a double length driveways positioned to the side of the property and provides gated access to the rear garden.

#### 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.

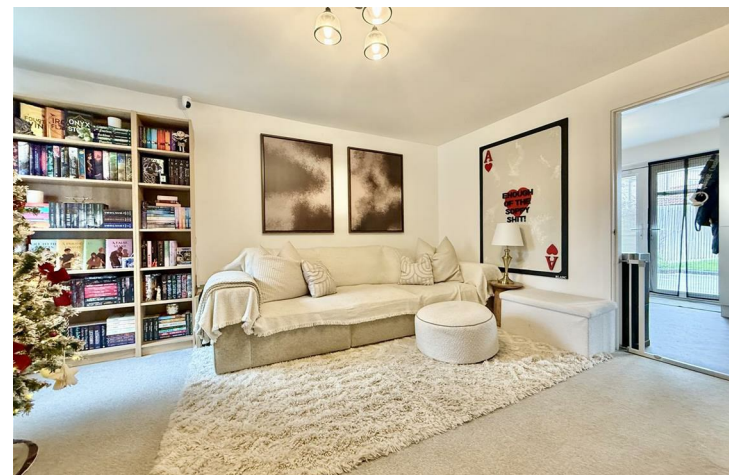
#### Viewings

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

## 45% SHARES OF OWNERSHIP

\* We have been advised that whilst the listing is advertising 45% of the share of ownership, 100% share of ownership is available. This can be purchased immediately, or purchase over time (staircasing), allowing the buyer the opportunity to increase their equity/ownership level over the duration of their ownership.





**Paul Mason** Associates

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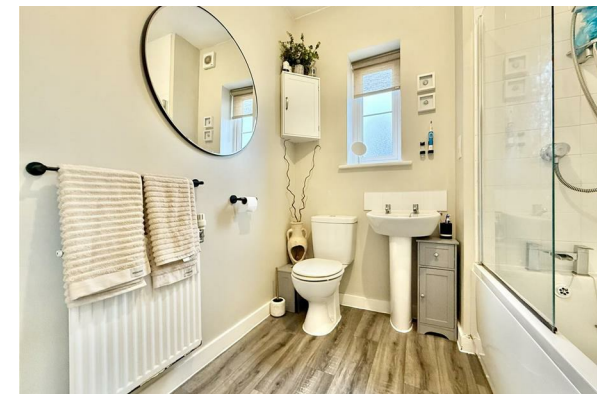
Sales | Lettings | Development | Investment

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