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ESTATE AGENTS

29 Jeffery Road, Chelmsford, CM2 7BZ £340,000

* EXCELLENT POTENTIAL TO SUBSTANTIALLY ENLARGE THE CURRENT DWELLING * *GROUND FLOOR BATHROOM AND FIRST FLOOR ENSUITE WC* This TWO BEDROOM SEMI DETACHED property is LOCATED IN A POPULAR AREA of Great Baddow Village, CLOSE TO LOCAL SCHOOLING, just a FEW MINUTES WALK FROM THE VINEYARDS SHOPPING PARADE and with CONVENIENT ROAD LINKS TO THE A12 and A130. Although in need of modernisation, this property boasts a REAR GARDEN IN EXCESS OF 100' and PLENTIFUL SPACE TO THE SIDE ELEVATION for AMPLE OFF ROAD PARKING or EXTENSION (STPP).

01245 266765

PROPERTY INFORMATION

Council Tax Band: C

Ex-Local Authority Property

The vendor has found a potential property to purchase, and therefore buyers in a position to immediately proceed would be preferred.

ENTRANCE HALL

Upvc side door with stained glass effect double glazed panes to Entrance Hall, with doors to Ground Floor Bathroom and first Reception Room, stairs to first floor half-landing with Upvc double glazed window to rear and radiator.

DINING ROOM/FIRST RECEPTION ROOM 12'8" x 11'9" (3.88 x 3.6)

Upvc double glazed window to front aspect, radiator, feature brick built fireplace with gas fire and working chimney, door to second Reception Room, coving to ceiling.

FURTHER VIEW

LOUNGE/SECOND RECEPTION ROOM 15'1" x 8'10" (4.6 x 2.7)

Upvc double glazed window to front aspect, radiator, door to Kitchen, useful under stair storage cupboard, coving to ceiling.

REVERSE ANGLE

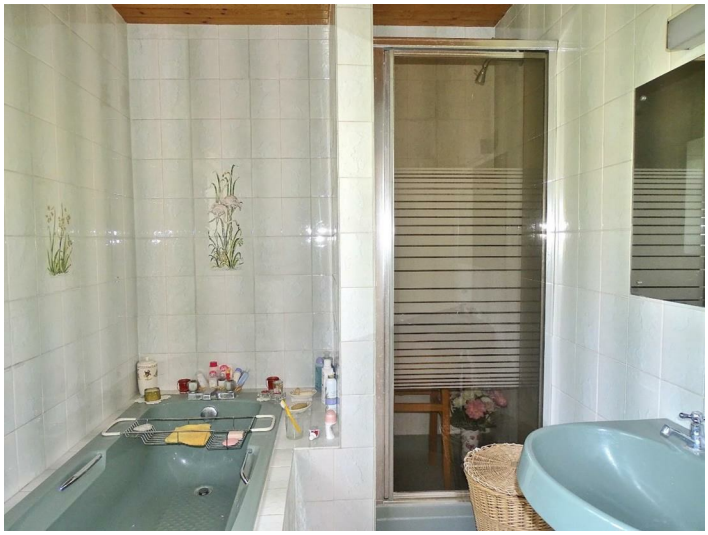
KITCHEN 12'1" x 12'1" (maximum measurements) (3.7 x 3.69 (maximum measurements))

A good sized L-shape room with Upvc double glazed window to rear and part glazed wooden door to rear/side. Fitted with a matching range of base and eye level units with complementary worktops and an inset stainless steel sink and drainer unit, freestanding cooker with extractor over, space for washing machine and low level fridge and freezer units, wall mounted Potterton gas boiler, part tiled walls, coving to ceiling.

GROUND FLOOR BATHROOM 10'1" x 6'2" (3.09 x 1.9)

A four piece sanitary suite comprising a coloured panel bath with mixer tap and tile surrounds, pedestal wash basin and low level WC, plus additional fully tiled shower cubicle. Single glazed window to rear, radiator, fully tiled walls and wood panelling to ceiling.

SHOWER AND BATH



BEDROOM ONE 12'5" x 10'9" (3.8 x 3.3)

Upvc double glazed window to front aspect, radiator, built in over stair storage cupboard, triple fitted wardrobes.

FITTED WARDROBES

REVERSE ANGLE

BEDROOM TWO 12'5" (max) x 8'10" (3.8 (max) x 2.7)

Upvc double glazed window to front aspect, radiator, multiple fitted wardrobes and cupboards, door to En Suite WC.

ENSUITE WC 4'11" (to airing cupboard) x 3'7" (1.5 (to airing cupboard) x 1.1)

Fitted with a coloured low level WC and pedestal hand basin, Upvc double glazed window to rear, access to airing cupboard, which could quite easily be converted to a shower unit should the water tank be removed in place of a combi boiler elsewhere in the property.

OUTSIDE

To the front of the property is a gated tarmac driveway which runs the full depth of the property, currently providing parking for multiple vehicles. There is an attractively landscaped gravel garden, with high hedging to the front, providing privacy.

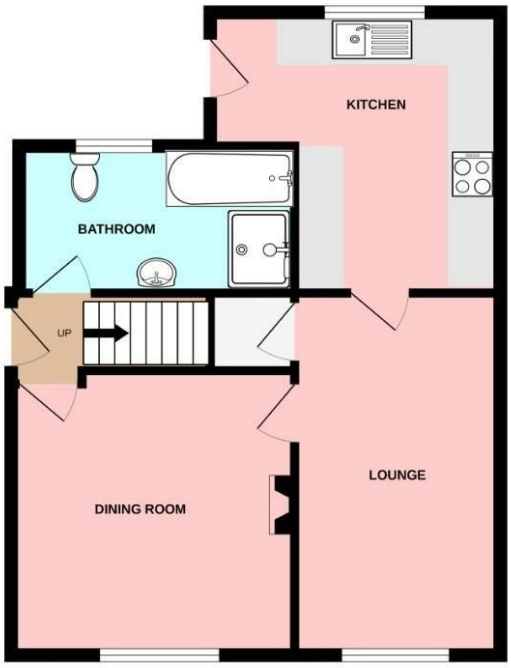
REAR GARDEN

The east facing rear garden is over 100' in depth providing unencumbered opportunity for extension to the current accommodation and features an attractive arbour laden with climbing plants, a large lawn with central path and mature borders, a garage with light and power laid on with a useful accompanying area of hardstanding, plus a further secluded shingle patio and shed to the lower area.

GARAGE AND REAR PATIO AREA

SECLUDED LOWER PATIO AREA AND SHED

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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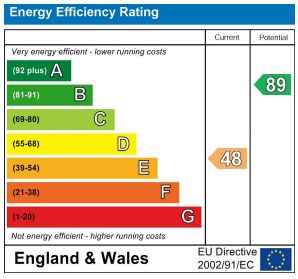

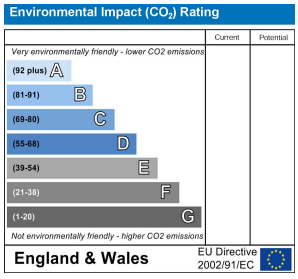

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