



# PESTELL & CO

ESTABLISHED 1991



BARNES MILL ROAD, CHELMSFORD  
TO LET: £1500 PCM

3 BEDROOM LINK-TERRACED HOUSE | LARGE LIVING ROOM  
KITCHEN DINER | DOWNSTAIRS CLOAKROOM | MASTER BEDROOM  
WITH EN-SUITE | FAMILY BATHROOM | ALLOCATED PARKING  
SPACE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A three bedroom property set in the city of Chelmsford. The property boasts a large living room, a kitchen diner, a downstairs cloakroom, a master bedroom with En-suite, two further bedrooms and a family bathroom. Externally the property enjoys two allocated parking spaces with one of those under a carport, as well as access to a communal garden.



LIVING ROOM  
15'3" X 10'7"

KITCHEN DINER  
15'3" X 12'2" MAX

CLOAKROOM





FIRST FLOOR LANDING  
BEDROOM 1 – 13'9" MAX X 10'7"  
EN-SUITE  
BEDROOM 2 – 10'3" X 10'1"  
BEDROOM 3 – 9'11" X 6'1"  
FAMILY BATHROOM



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Composite and obscure glazed front door leading into:

#### ENTRANCE HALL

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, telephone and power points, wood effect laminate flooring and doors to rooms.

#### CLOAKROOM

Comprising a closed couple W/C, pedestal wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator and vinyl flooring.

#### LIVING ROOM – 15'3" X 10'7"

With sliding double glazed sash window to front, ceiling lighting, wall mounted radiators, TV, telephone and power points, fitted carpet, large under stairs storage cupboard housing lighting and fuse board

#### KITCHEN DINER – 15'3" X 12'2" MAX

With the kitchen area comprising an array of eye and base level cupboards and drawers with complementary walnut block rolled work surfaces and mosaic tiled splashback, one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring stainless steel gas hob with oven under and extractor fan above, integrated fridge freezer, integrated dishwasher, integrated washer dryer, cupboard housing a combination boiler, inset ceiling as well as further ceiling lighting as well as counter display lighting, sliding sash double glazed windows to two aspects, wall mounted radiator, an array of power points and a half tiled, half carpet floor covering.

#### FIRST FLOOR LANDING

With ceiling lighting, smoke alarm, wall mounted radiator, power points, fitted carpet and doors to rooms.

#### BEDROOM 1 – 13'9" MAX X 10'7"

With ceiling lighting, wall mounted radiator, TV, telephone & power points double glazed window to front, fitted carpet and door to:

#### EN-SUITE

Comprising a fully aqua boarded and glazed shower cubicle with integrated shower, closed couple W/C pedestal wash hand basin with mixer tap and half tiled surround, heated towel rail, inset ceiling downlighting, extractor fan, tiled effect lino flooring and electric shaving points.

#### BEDROOM 2 – 10'3" X 10'1"

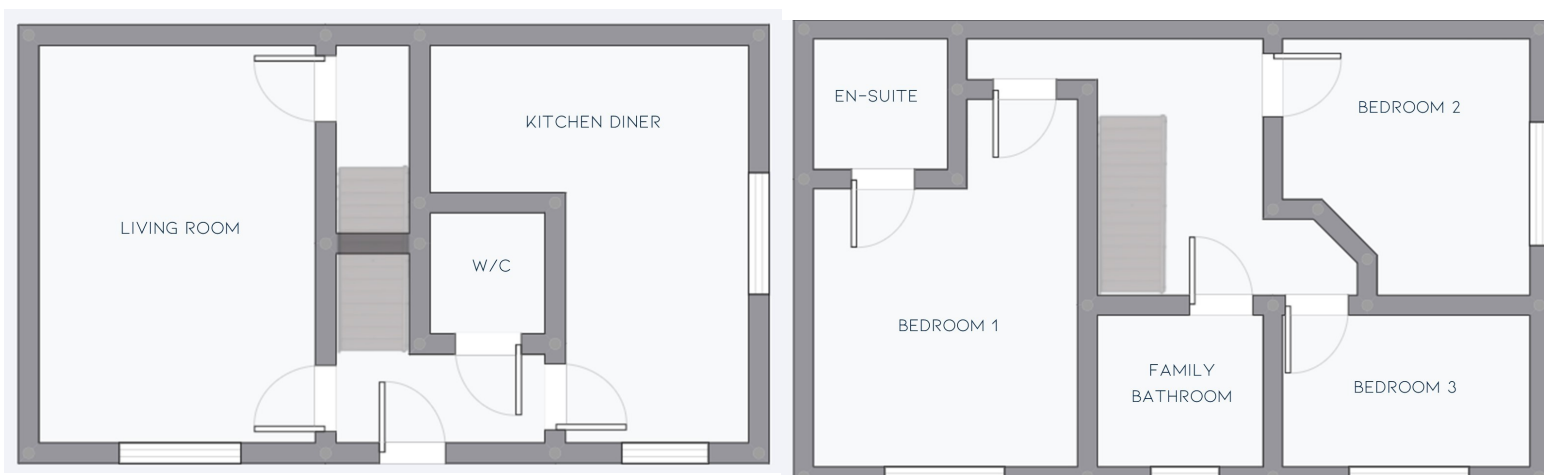
With sliding double glazed sash window to side aspect ceiling lighting, TV & power points as well as fitted carpet.

#### BEDROOM 3 – 9'11" X 6'1"

With sliding double glazed sash window to front, ceiling lighting, TV & power points as well as fitted carpet. (Agents Note: could also be used as a home office)

#### FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, closed couple W/C, pedestal wash hand basin with mixer tap and half tiled surround, inset ceiling downlighting, extractor fan, electric shaving point, heated towel rail obscure double glazed window to front and vinyl flooring.



## OUTSIDE

The property enjoys two allocated parking spaces with one of those under a carport, as well as access to a communal garden.



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	71   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### THE LOCATION

Barnes Mill Road is located in Chelmsford which offers a good choice of restaurants and pubs, a comprehensive range of shopping, educational and recreational facilities. Commuters can access mainline stations from Chelmsford rail station which provides access to London Liverpool Street and Central London. The A12 is accessible from this property as well as being a short drive to Stansted Airport.

GENERAL REMARKS & STIPULATIONS

Folio R28932

FULL ADDRESS

3 Well Cottage, Barnes Mill Road, Chelmsford, Essex CM2 6NL

SERVICES

Mains electricity and water

LOCAL AUTHORITY

Chelmsford City Council, Civic Centre, Duke Street, Chelmsford CM1 1JE  
01245 606606

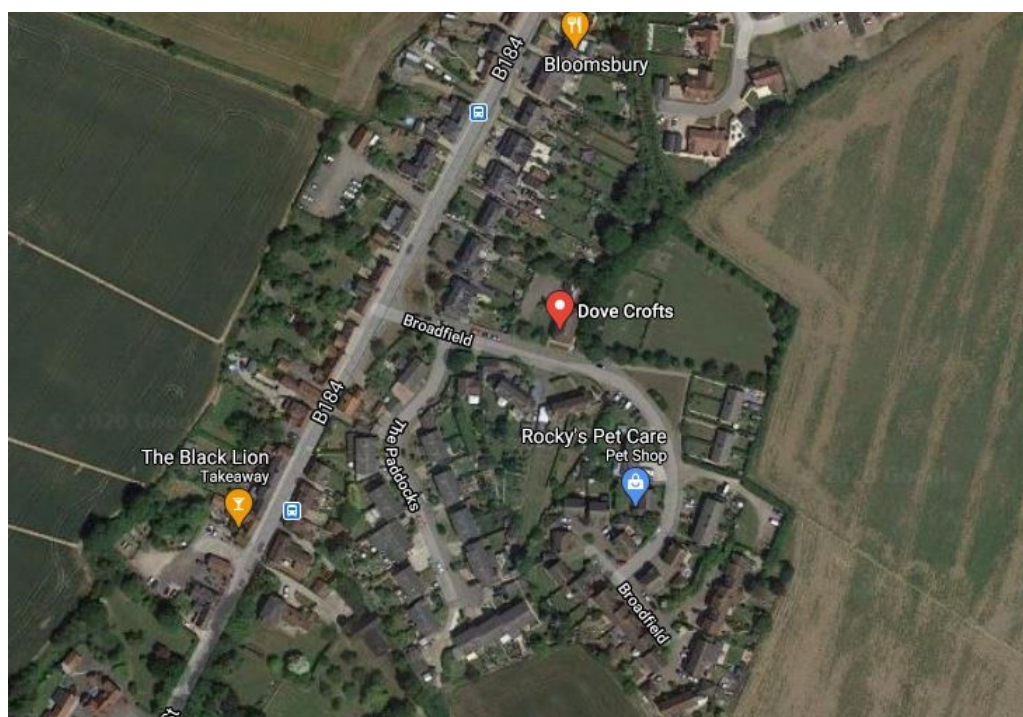
COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?