

Long Brandocks, Writtle, Chelmsford, Essex, CM1 3JR



**Freehold**

Guide Price

**£375,000**

Subject to contract

**3** bedrooms

**1** reception room

**1** shower room



A well proportioned three bedroom end of terraced freehold property requiring refurbishment throughout occupying an idyllic position within the sought-after village of Writtle

# Some details

A well proportioned three bedroom end of terraced freehold property requiring refurbishment throughout occupying an idyllic position within the sought-after village of Writtle. The property is being sold with no onward chain and in brief includes a spacious lounge, kitchen/breakfast room, utility room, three first floor bedrooms and a family bathroom. Externally there is off-road parking for several vehicles and a large rear garden.

The property is entered from the side into an entrance hall providing access to the carpeted spacious reception room. In turn this leads to the kitchen/breakfast room offering a range of base and eye level units and worksurfaces and understairs cupboard. The adjacent utility room also provides work tops with base and eye level units and boiler. This leads to the downstairs WC/cloakroom.

To the first floor are three bedrooms all with built-in storage cupboards and a three piece white suite family bathroom including corner shower cubicle.

## Entrance hall

not measured

## Lounge

12' 7" max x 12' 5" (3.84m x 3.78m)

## Kitchen

18' x 9' 3" (5.49m x 2.82m)

## Utility room

9' 2" x 5' 2" (2.79m x 1.57m)

## Cloakroom

not measured

## First floor landing

### Master bedroom

12' 6" x 10' 2" (3.81m x 3.1m)

### Bedroom two

10' 2" x 9' 3" (3.1m x 2.82m)

### Bedroom three

7' 5" x 6' 2" (2.26m x 1.88m)

### Shower room

not measured

## The outside

Externally, the front of the property benefits from a driveway providing parking for several vehicles with two small grass borders. The generous sized rear garden offers space to extend subject to the usual planning consents or to potentially landscape.

## Where?

The property is located in a road a short distance from Writtle village centre. The village of Writtle lies approximately one mile west of Chelmsford and offers a traditional village green, complete with duck pond and a Norman Church. The village is home to a selection of period cottages and substantial family homes with a variety of traditional pubs and popular restaurants. The village offers a Co-Op and several independent shops along with Longmeads Community Centre which is home to many local groups. The village is home to Writtle College, one of the UK's oldest and largest land-based colleges, with Infant and Primary Schooling also available. Writtle provides frequent transport links into Chelmsford city centre where a further selection of leisure and recreational facilities can be found. Chelmsford provides a vibrant city centre with a vast array of shops and restaurants with the mainline railway station providing a direct service into London Liverpool Street. (Approximate journey time 35 minutes). A wide choice of both state and public schooling is available including two excellent grammar schools and a university.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - JG

## Directions

SatNav. CM1 3JR. For full details please contact a member of the sales team on telephone 01245 292100.

## Further information

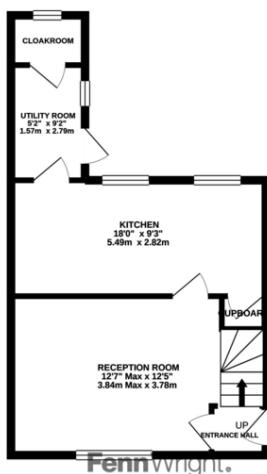
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

**fennwright.co.uk**

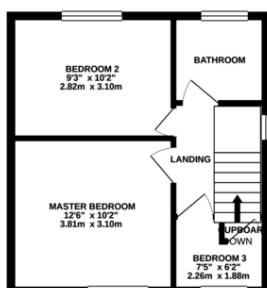
## Viewing

To make an appointment to view this property please call us on 01245 292 100.

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 other features are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for marketing purposes only and should not be used as and 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.

Made with Metropix ©2022.



To find out more or book a viewing

**01245 292 100**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

