

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

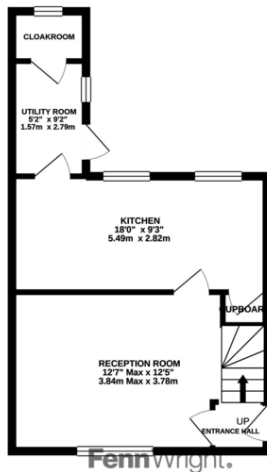
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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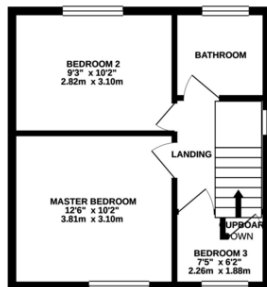
### Viewing

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

# GROUND FLOOR



# 1ST FLOOR



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