

12 Little Orchards, Broomfield, Chelmsford, Essex, CM1 7EP



Leasehold

Offers in Excess of

£300,000

Subject to contract

2 bedrooms,
1 reception room
and 3 bathrooms



Some details

General information

A modern, well proportioned two bedroom, semi detached house exclusive to over 55's including peaceful communal gardens and allocated parking, ideally positioned to the north of Chelmsford within sought after Broomfield.

Offering excellent proportions throughout, to the ground floor the property consists of a welcoming entrance hall, kitchen, utility room/downstairs shower room and a spacious lounge with French doors leading to the communal gardens. The first floor provides two double bedrooms both benefitting from ensembles all of which run off the spacious landing.

To the ground floor the welcoming entrance hall provides access to the kitchen, cloakroom/utility room and lounge as well as stairs leading to first floor landing. To the front aspect, the kitchen is well equipped offering a range of base and eye level units, work surfaces, stainless steel sink unit with mixer tap, electric hob with overhead extractor, separate electric oven, integral fridge freezer and integral dishwasher. The cloakroom behind has a low-level WC, shower cubicle, storage cupboards, additional sink as well as space and plumbing for washing machine. The lounge is positioned to the rear aspect and is a spacious room with French doors leading to the communal gardens.

The first floor provides two double bedrooms both positioned off the spacious landing. The main bedroom to the front also benefits from a large built-in wardrobe/cupboard as well as an ensuite bathroom including panel enclosed bath, low level WC and wash hand basin. There is also an additional ensuite shower room to bedroom two including corner shower cubicle, low-level WC and wash hand basin.

Lounge

16' 2" x 14' 2" (4.93m x 4.32m)

Downstairs utility/shower room

9' 2" x 6' 1" (2.79m x 1.85m)

Bedroom one

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

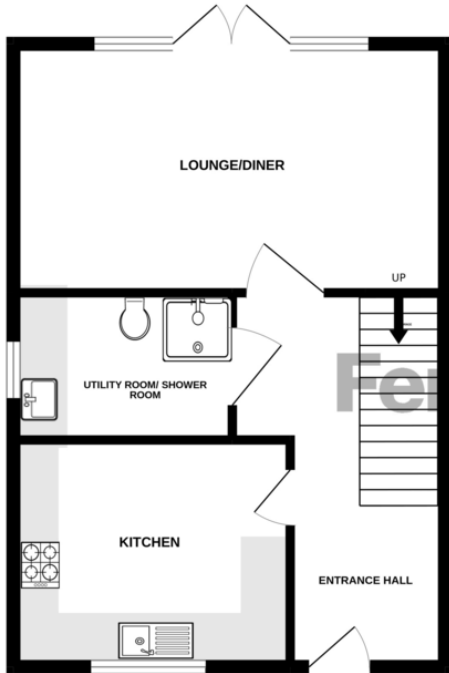
Bedroom two

11' 6" x 8' 9" (3.51m x 2.67m)

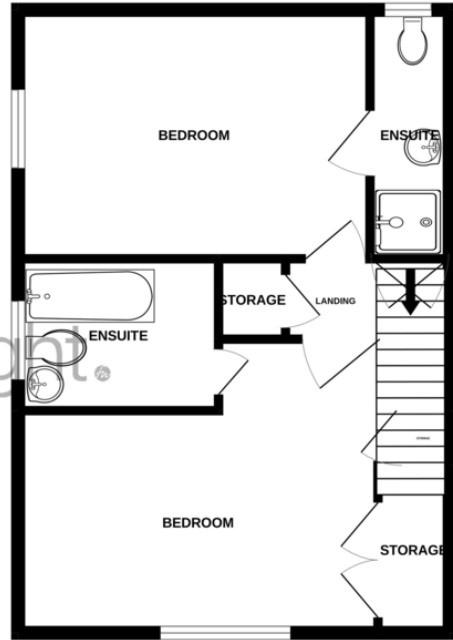


A modern, two bedroom semi detached house exclusive to over 55's including peaceful communal gardens and allocated parking.

GROUND FLOOR



1ST FLOOR



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Outside

Externally, the property features convenient direct access to well-manicured, peaceful communal gardens as well as useful allocated parking.

Location

The property is positioned approximately 2 miles north of Chelmsford City Centre and within close proximity to the local amenities of Broomfield, Little and Great Waltham with their excellent pre and primary schooling, various pubs, and a well-stocked village store/post office are also nearby. Additionally, there are some lovely countryside local walks to be had.

There is also a regular bus service leading to the City Centre, outlying villages, towns and Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling including Chelmer Valley High School, Chelmsford County High and King Edwards, restaurants and shopping facilities with a mainline railway station serving London Liverpool Street with an approximate



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Particulars for 12 Little Orchards, Broomfield, Chelmsford, Essex, CM1 7EP

journey time of 35 minutes.

Important information

Council Tax Band – D

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

Tenure - Leasehold with a Share of Freehold

EPC rating - D

Our ref - 56061JG

Lease details - The service charge for the current year is £2,000 but maybe subject to change.

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

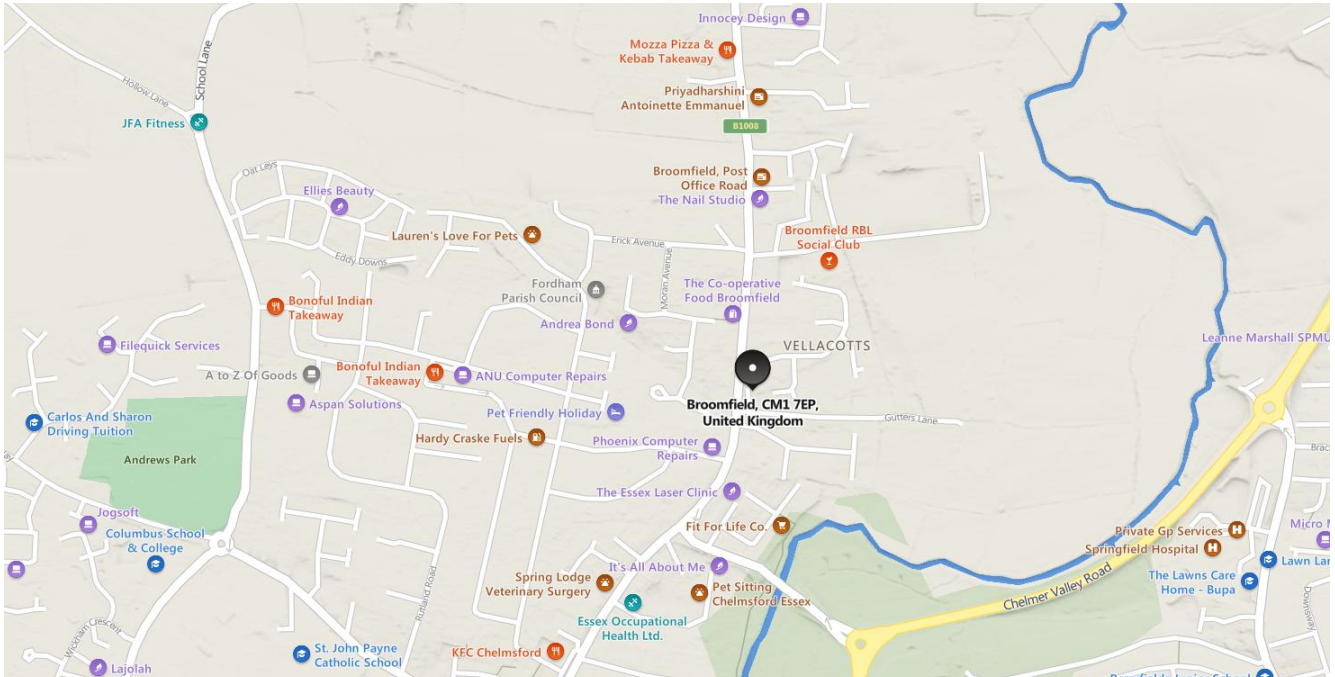
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Directions

SatNav = CM1 7EP

To find out more or book a viewing

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