

GEPPS CLOSE, HIGH EASTER

OFFERS IN EXCESS OF – £375,000

- 2 DOUBLE BEDROOM BUNGALOW
- UNDERFLOOR HEATING THROUGHOUT
- LARGE LIVING ROOM DINER WITH FIREPLACE
- KITCHEN BREAKFAST ROOM
- BATHROOM WITH SEPARATE WC
- WRAP ROUND GARDEN INCLUDING VEGETABLE KITCHEN GARDEN AND REAR GARDEN WITH TWO TERRACES
- OFF STREET PARKING
- DETACHED SINGLE GARAGE
- RURAL VILLAGE LOCATION

A fabulously presented 2 double bedroom bungalow located in the centre of the picturesque village of High Easter. Comprising of a large living room diner with wood burner, a kitchen breakfast room (the real heart of the home) with utility cupboard, 2 double bedrooms both with built-in wardrobes, a family bathroom and separate WC, all enjoying underfloor heating. Externally a wrap around garden is split into entertaining and kitchen garden areas, whilst to the side an off street parking space leads to a detached single garage. A must view to truly appreciate.





With uPVC panel and obscured glazed sidelights opening into:

Entrance Hall

With ceiling lighting, smoke alarm, fitted carpet with underfloor heating, storage cupboard and airing cupboard, access to loft and doors to rooms:

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with mixer tap, vanity mirror with electric shaving point and light over, obscure window to front, cupboard housing fuseboard, tiled flooring with underfloor heating.

Living Room Diner 19'7" x 16'1"

Situated in an L-shape formation with window to front and sliding patio doors to rear, feature fireplace with wood burner, brick surround and tiled hearth, ceiling and wall mounted lighting, TV and power points, fitted carpet with underfloor heating.

Kitchen Breakfast Room 18'3" x 12'1"

With kitchen area comprising an array of eye and base level cupboard and drawers with complimentary granite effect square edged work surfaces, single bowl and single drain stainless steel sink unit with mixer tap, integrated double oven, integrated dishwasher and fridge, four ring electric hob with extractor fan over, utility cupboard housing recess with plumbing and power for washing machine with additional storage and power above, inset ceiling downlighting, tiled flooring with underfloor heating leading into:

Breakfast area with windows on side and rear aspects and further French doors leading out to rear terrace, inset ceiling downlighting, TV and power points, tiled flooring with underfloor heating.

Bedroom 1 - 12'10" x 10'1"

With window to front, built-in wardrobes, ceiling lighting, telephone and power points, fitted carpet with underfloor heating.

Bedroom 2 - 9'7" x 9'3"

With window to rear, ceiling lighting, further wall mounted lighting, up and over bed wardrobe storage, power points, fitted carpet with underfloor heating.

Bathroom

Comprising a panel enclosed bath with twin taps and wall mounted shower, tiled surround with glazed shower screen, vanity mounted wash basin with mixer tap and storage beneath, obscure window to rear, ceiling lighting, extractor fan, electric shaving point, chromium heated towel rail, tiled flooring with underfloor heating.

OUTSIDE

The Front

The front of the property is approached via a block paved pathway with well stocked shrub and herbaceous flower beds with step leading to front door and access to both sides.

Side Garden

Laid to a kitchen vegetable garden, retained by wrought iron fencing with personnel gates, block paved side driveway leading to a detached garage with up and over door, eves storage, power and lighting, window to rear and further personnel gate leading to:



Rear Garden

With two entertaining terraces the remaining garden is laid to lawn and retained by close boarded fencing with mature shrubs and herbaceous flower beds to the perimeter, outside power and lighting can also be found.



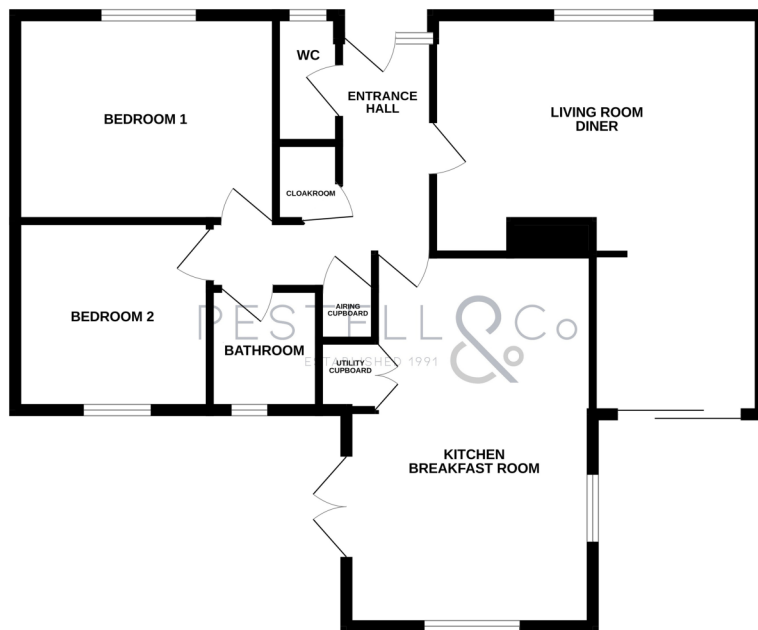
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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 in 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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GENERAL REMARKS & STIPULATIONS

Gepps Close is located in the beautiful village of High Easter that enjoys a village hall and cricket club. Nearby to the north, the market town of Great Dunmow offers schooling, shopping and recreational facilities. Whilst to the south the city of Chelmsford offers an abundance of amenities including a mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

2A Gepps Close, High Easter, Chelmsford, Essex
CM1 4QT

COUNCIL TAX BAND

Band C

SERVICES

Mains electric, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

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.

PESTELL & Co

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