

FOR SALE



Meadowside, Chelmsford
Offers In Excess Of £300,000


MARTIN&CO

Meadowside, Chelmsford

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- Character Style
- Basement
- Gas Heating
- Permit Parking
- Spacious

Character, double fronted house within walking distance of the City centre and Chelmsford train station, with links directly to London Liverpool Street. This is a great size house with accommodation comprising lounge, kitchen / diner & bathroom. This house further benefits from a basement and gas heating

HALLWAY Private front door into hallway high ceilings, small cupboard housing electric meter and fuse board, carpeted, stairs down to basement and door through to kitchen diner and living room

LIVING ROOM 12' 9" x 12' 2" (3.89m x 3.71m) High ceilings, double glazed sash window to front, picture rails, feature fireplace with log burner, wood effect laminate flooring, radiator



KITCHEN DINER 13' 9" x 12' 2" (4.19m x 3.71m) Tiled flooring, high ceilings, brick feature fireplace, double glazed sash window to front, radiator, range of base and high-level country style, cream units, wood work surfaces, inset butler style sink, space for washing machine, space for dishwasher, built-in electric oven with gas hob and extractor fan above, integrated fridge freezer

STAIRS Carpeted, double glazed window to rear, full height ceiling and window to front

LANDING Loft access, carpeted, picture rails, double glazed sash window to front, leading through to further lobby with airing cupboard housing boiler

BEDROOM ONE 12' 3" x 10' 8" (3.73m x 3.25m) High ceilings, picture rails, carpeted, double glazed sash window to front, radiator

BEDROOM TWO 13' 5" x 6' 4" (4.09m x 1.93m) High ceilings, picture rails, double glazed sash window to front, built-in wardrobes, radiator

BATHROOM 7' 3" x 5' 3" (2.21m x 1.6m) High ceilings, extractor fan, part tiled walls, white bathroom suite comprising sink, WC and bath with mixer shower attachment above, wood effect vinyl flooring

GAS CENTRAL HEATING

PERMIT PARKING Permit parking to the road. Permits are available via the council

BASEMENT Tiled flooring, window at ceiling height



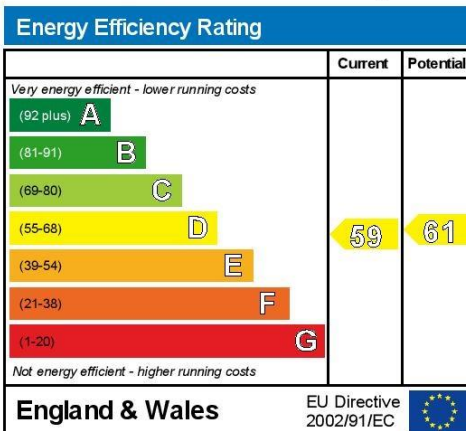
Energy Performance Certificate



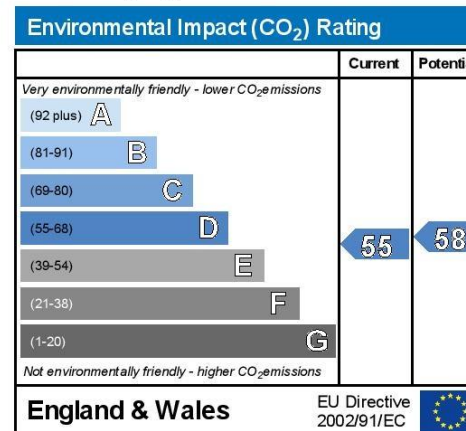
Dwelling type: Mid-terrace house
Date of assessment: 05 May 2011
Date of certificate: 05 May 2011

Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Estimated energy use (kWh per year)	20,000	15,000
Estimated carbon dioxide emissions (tonnes per year)	4.0	3.0
Estimated fuel costs (£ per year)	1,000	750

Martin & Co Chelmsford

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

