



AVAILABLE NOW!!! A well presented, three bedroom, terrace house located within walking distance to the City Centre. Accommodation comprises of three bedrooms to the first floor, fitted modern three piece family bathroom whilst to the ground floor there is a living room and kitchen with door leading to a private rear garden. Other benefits include electric heating and residents parking.

Lounge: 14'9 x 12'5

Kitchen: 14'10 x 12'5

Dining Room: 12'2 x 9'10

Bedroom 1: 12'10 x 8'7

Bedroom 2: 9'11 x 7'9

Bedroom 3: 7'9 x 6'8

Shower Room: 7'5 x 5'10

Rear Garden

Council Tax Band: C (Chelmsford Council)

Deposit: £2,134.61

Holding Deposit: £426.92

Garden details: Rear Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

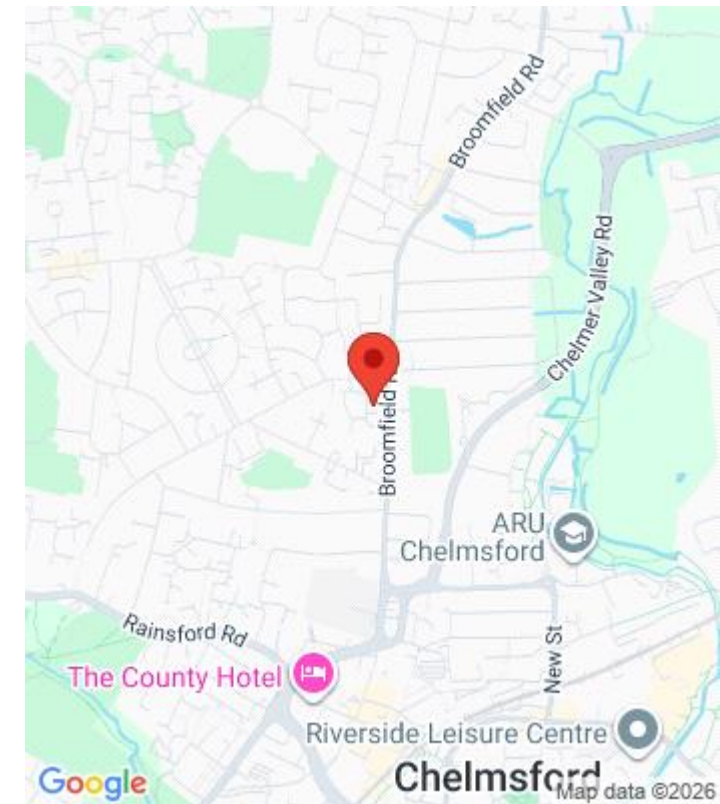


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

GROUND FLOOR
461 sq ft. (42.9 sq.m.) approx.



1ST FLOOR
331 sq ft. (30.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 will be.