



44 Ridley Road, Chelmsford, CM1 7AR

£315,000

\*\* NO ONWARD CHAIN - LARGE SOUTHERLY FACING REAR GARDEN - POTENTIAL TO EXTEND (stpp) - NEAR BROOMFIELD HOSPITAL \*\* A TWO DOUBLE BEDROOM semi detached property situated in a quiet cul de sac. The property enjoys the following accommodation. Ground floor: HALL, TWO RECEPTION ROOMS, KITCHEN, GARDEN ROOM AND SHOWER ROOM. First floor: TWO DOUBLE BEDROOMS. It has gas radiator heating, upvc double glazing and off road driveway parking.

#### LOCALITY INFORMATION

There are frequent bus services on Broomfield Road in to the city centre which has the mainline railway station to London and a wealth of shopping and recreational facilities which include the Bond Street shopping quarter with a John Lewis store. There is easy access to Broomfield hospital. There are various schools in close proximity.

#### ENTRANCE HALL

Frosted part doubled upvc entrance door to hall. Stairs to first floor, doors to lounge and shower room.

#### LOUNGE 12'3" x 11'11" (3.74 x 3.65)



Gas fire with tiled fireplace surround, radiator, upvc double glazed window to front, deep under stair cupboard, doorway to kitchen.

#### KITCHEN 8'9" x 6'6" (2.69 x 2)



White gloss fronted units with ample drawers, cupboards and eye level cabinets with crockery displays, window to rear, part glazed door to garden room and doorway to dining room.

#### DINING ROOM 8'10" x 8'2" (2.71 x 2.51)



Radiator, picture rails, cast iron fireplace, upvc double glazed window to front.

#### GARDEN ROOM 8'7" x 6'6" (2.64 x 1.99)



deep walk in storage cupboard with plumbing for washing machine, upvc double glazed windows with fan lights, upvc double glazed French doors to rear garden.

**MODERN SHOWER ROOM**



White suite comprising low level wc with push button flush, vanity wash hand basin, shower unit, radiator, part tiled walls, frosted upvc double glazed window to rear.

**LANDING**

Access to roof space, upvc double glazed window to rear.

**BEDROOM ONE 12'3" x 10'9" plus wardrobe recess area (3.74 x 3.29 plus wardrobe recess area)**



Radiator, deep over stair cupboard, upvc double glazed window to front.

**FURTHER VIEW**



**BEDROOM TWO 15'3" x 8'11" narrowing to 7'3" (4.66 x 2.72 narrowing to 2.22)**



Radiator, cupboard housing the gas boiler, upvc double glazed windows to front and rear.

**REVERSE VIEW**



**OUTSIDE**

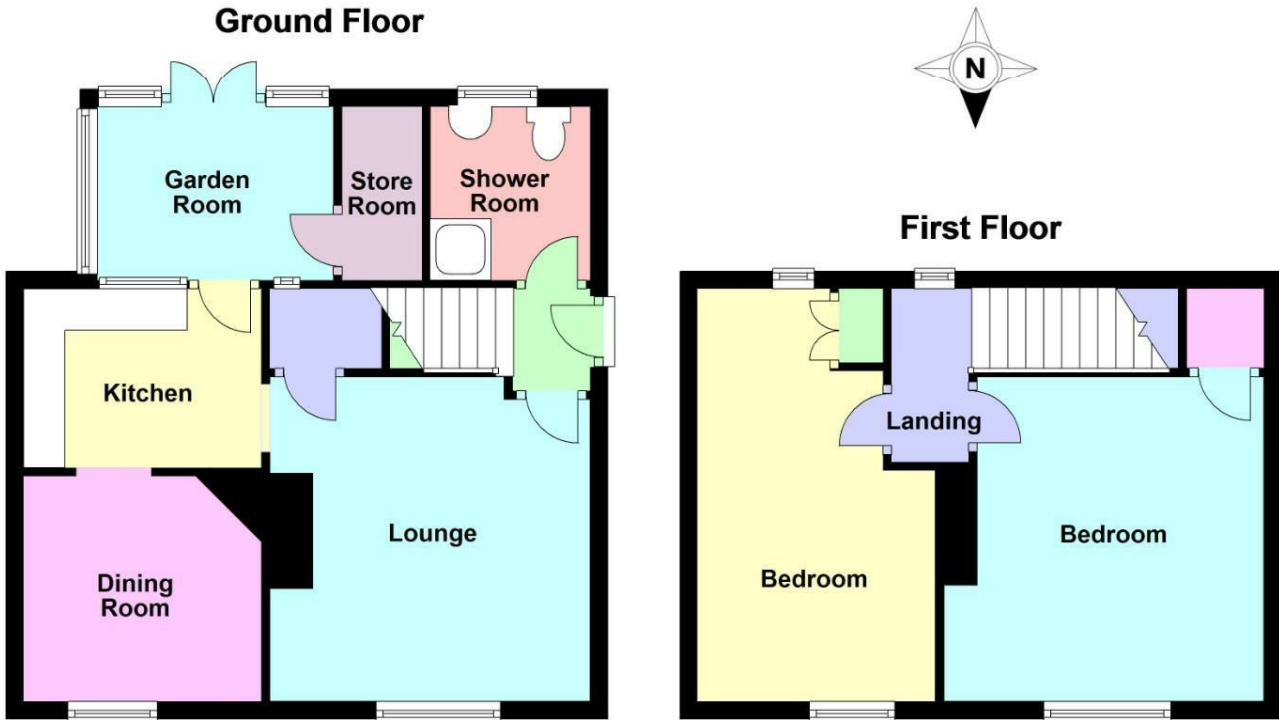
There are double gates leading on to a driveway providing off road parking to the front and side. The front garden is lawned with a slate chip bed to centre and various shrub borders.

**LARGE SOUTHERLY FACING REAR GARDEN**



Laid to lawn with various shrubs.

**REAR ELEVATION**



APPROX INTERNAL FLOOR AREA 72 SQ M (780 SQ FT)  
 This floorplan is for illustrative purposes only and is NOT TO SCALE  
 All measurements are approximate NOT to be used for valuation purposes  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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