



INDEPENDENT PROPERTY SERVICES

21 Duke Street, Chelmsford, Essex CM1 1HL

Tel: 01245 494747

Fax: 01245 491557

sales@ipschelmsford.co.uk

www.ipschelmsford.co.uk

CUTMORE PLACE CHELMSFORD



PRICE: £279,950 FREEHOLD



Directors: James P. Neville MAIP, Martin A. Bird MNAEA, Dip DEA, David J. Gilvray.

Jamarda Ltd t/a Independent Property Services, Registered in England & Wales No: 7284007

Registered Address: CBHC, Carlton House, 101 New London Road, Chelmsford, Essex, CM2 0PP. VAT REG No 992 1226 16

Located little more than one mile from Chelmsford's City Centre and Rail Station is this most appealing three bedroom link detached property. The accommodation on the ground floor includes – reception area, cloakroom, lounge, dining area, fitted kitchen to include some integrated appliances and a conservatory. On the first floor there is a landing, three bedrooms the master having a range of built in wardrobes and there is also a family bathroom complete with fitted independent shower. Other benefits include – Gas fired radiator heating and replacement sealed unit double glazed windows have also been installed by a previous owner. Outside and to the rear there is a private garden, whilst to the front there is a further low maintenance garden together with driveway and single garage. Cutmore Place will be considered by some to be within walking distance of Moulsham Street and Chelmsford's City Centre where you will find a comprehensive range of amenities together with the mainline station for services to London Liverpool Street. Alternatively regular bus services along New London Road provide public transport into the City Centre. In addition there is a Tesco Superstore close by as are some schools and both the A12 and A414 are within a short driving distance away. We anticipate that this property will appeal to a diverse range of purchasers from first time buyers, commuters requiring easy access to the Station and those that require a family home, interested parties are therefore advised to view at their earliest convenience

ACCOMMODATION WITH ROOM SIZES COMPRISES -

REPLACEMENT PART GLAZED ENTRANCE DOOR

Leads to -

RECEPTION AREA Radiator, door to -

GROUND FLOOR CLOAKROOM To include low level flushing WC, corner wash hand basin, radiator and double glazed window to the front aspect

LOUNGE 15'8 X 12'6 (4.78M X 3.81M) Stairs to first floor, under stairs storage space, two radiators, double glazed window to the front aspect and archway leads to -

DINING AREA 9'4 X 7'8 (2.84M X 2.34M) Built in glass fronted ornamental display cabinet, radiator and double glazed patio doors provide access into the conservatory

CONSERVATORY 15' X 8'10 (4.57M X 2.69M) Sealed unit double glazed PVCU construction with pitched roof all on dwarf wall, laminate wood effect floor covering, fitted electric convector heater and French doors providing access into the rear garden

FITTED KITCHEN 9'4 X 7'6 (2.84M X 2.29M) To include single drainer one and a half bowl sink unit with mixer taps, cupboards and space beneath for automatic washing machine, work surfaces to the side with cupboards beneath and integrated four ring gas hob with oven beneath and stainless steel chimney style extractor hood above, range of matching eye level cupboards to three walls one of which accommodates the gas fired boiler, additional work surfaces with drawers and cupboards beneath and adjacent recess suitable for accommodating upright fridge/freezer with cupboard above and larder cupboard to the side. Laminate wood effect floor covering and double glazed window to the rear

FIRST FLOOR LANDING Airing cupboard housing hot water cylinder with fitted shelving above and central heating programmer, access to the loft with fitted light

BEDROOM ONE 10'6 x 9'1 (3.20M X 2.77M) Built in mirror fronted double wardrobes to one wall, radiator, double glazed window to the rear aspect

BEDROOM TWO 9'7 X 8'6 (2.92M X 2.59M) Radiator, double glazed window to the front aspect

BEDROOM THREE 6'10 X 8'6 < 11' INTO DOOR RECESS (2.08M X 2.59M < 3.35M INTO DOOR RECESS) Built in storage cupboard, radiator, double glazed window to the front aspect

BATHROOM to include panelled bath with mixer taps and fitted electric Mira shower above, pedestal wash hand basin, low level flushing WC, radiator and double glazed window to the rear aspect

EXTERIOR To the rear of the property the garden commences with a paved patio area, the remainder being laid to lawn with a variety of ornamental shrubs to the borders, there is also a semi mature Scots Pine. To the front the garden is open plan design being laid to lawn with footpath to the front door and external cupboard accommodating the electricity meters, in addition there is also a private driveway, which leads to -

SINGLE GARAGE With up and over door and personal door leads to the rear garden



11.063

OPENING HOURS: Monday – Friday 9am – 6.30pm Saturday 9am – 5pm

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

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.

Energy Performance Certificate



3, Cutmore Place, CHELMSFORD, CM2 9XJ

Dwelling type: Detached house
 Date of assessment: 01 May 2012
 Date of certificate: 02 May 2012

Reference number: 0999-2889-6252-9002-2031
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 71 m²

Use this document to:

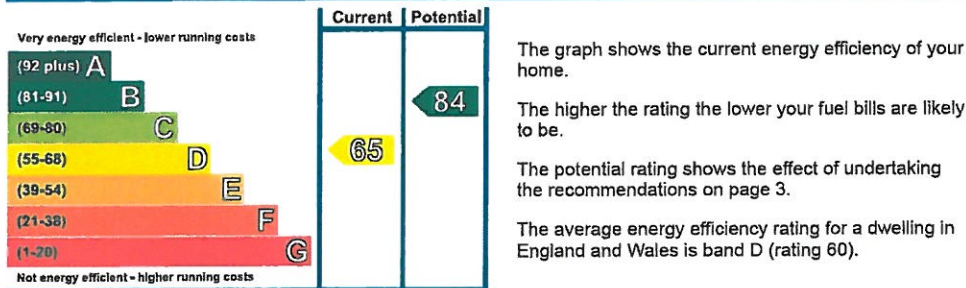
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|--------|
| Estimated energy costs of dwelling for 3 years: | £1,986 |
| Over 3 years you could save | £477 |

| Estimated energy costs of this home | | | |
|-------------------------------------|---------------------|---------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £156 over 3 years | £120 over 3 years | |
| Heating | £1,467 over 3 years | £1,179 over 3 years | |
| Hot Water | £363 over 3 years | £210 over 3 years | |
| Totals | £1,986 | £1,509 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £60 | ✓ |
| 2 Floor insulation | £800 - £1,200 | £132 | ✓ |
| 3 Low energy lighting for all fixed outlets | £15 | £30 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

