



Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

welcome to

Shimbrooks, Great Leighs, Chelmsford

William H Brown are pleased to offer this two bedroom home in the sought after Village of Great Leigh's within walking distance to local amenities and good access to A131 / A120.



Hallway

Stairs to first floor. Radiator.

Lounge

11' 5" x 15' 9" (3.48m x 4.80m)

Double glazed window to front aspect. Radiator. Under stair cupboard.

Kitchen / Breakfast Room

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob. Over head extractor fan. Plumbing and space for washing machine and tumble dryer. Space for fridge freezer. Radiator.

Lobby

Radiator. Door leading to garden.

Ground Floor Cloakroom

Low level WC. Hand wash basin.

Landing

Loft access. Radiator. Doors leading to:-

Bedroom One

13' 5" max x 11' 8" (4.09m max x 3.56m)

Two double glazed windows to front aspect. Radiator. Fitted wardrobes.

Bedroom Two

15' 2" x 8' 4" (4.62m x 2.54m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Pedestal hand wash basin. Low level WC. Panel enclosed bath with hot and cold taps and shower over. Radiator.

Garden

Commencing with a paved patio seating areas and remainder laid to lawn. Enclosed by panel fencing. Storage shed. Gate leading to parking space.

Parking

Allocated parking for one car to the rear of the property.

Agents Note

Vendor currently owns a 65% share (£201,500), RICS valued the full 100% at £310,000.



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welcome to

Shimbrooks, Great Leighs Chelmsford

- Two Bedroom Home
- Ground Floor Cloakroom
- Popular Village of Great Leigh's
- Double Glazing
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110314 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk