



**Petty Croft
Broomfield
Chelmsford
Essex
CM1**

Offers in Excess of £550,000

bettermove 

Petty Croft

Chelmsford

Bettermove are proud to present this 4 bedroom semi-detached in Broomfield, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

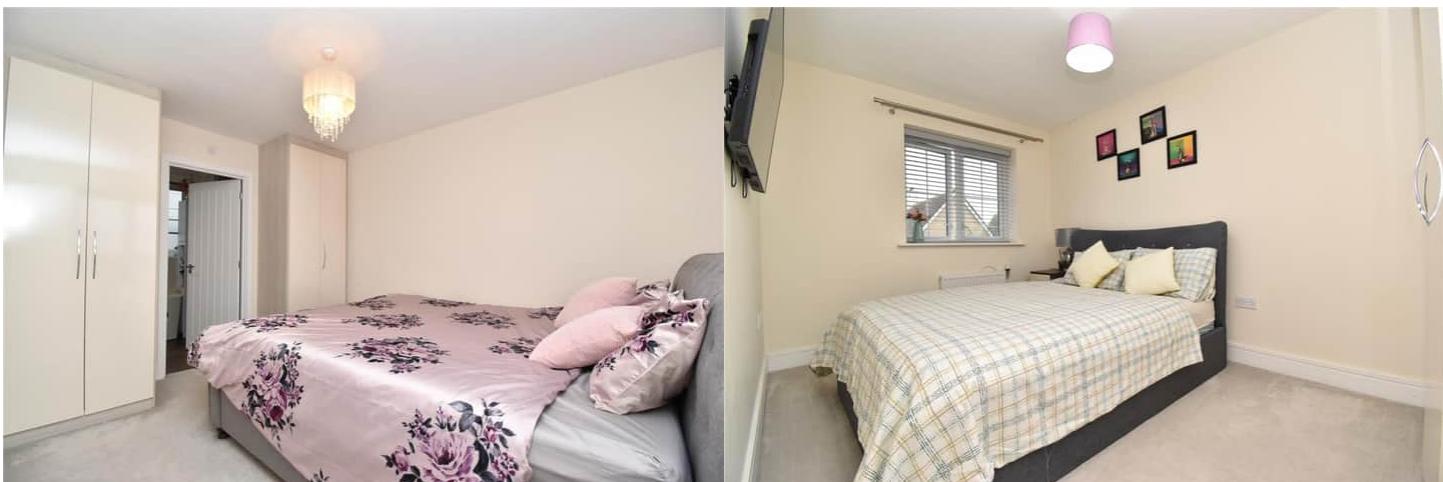
The property benefits from double glazing, and gas central heating throughout, with off street parking available via a large car port with driveway and gated access, providing parking for multiple vehicles.

The council tax band is E.

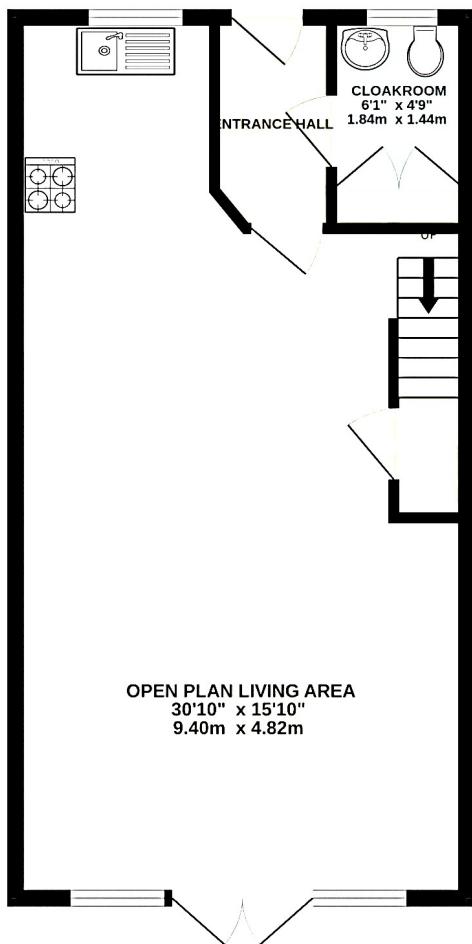
The interior of this beautifully presented modern home comprises a spacious, open-plan living space, dining area features French doors leading to the rear garden, with a modern fitted kitchen on the ground floor. The first floor consists of four bedrooms, three of which are generous doubles with built-in wardrobes, including two with en-suite shower rooms. The remaining bedroom is currently utilised as a study, alongside a family bathroom. The exterior boasts a well-maintained rear garden with patio area and lawn, perfect for enjoying the summer months.

Located in the sought after village of Broomfield, Chelmsford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Chelmsford Train Station, a variety of local bus routes, and quick access to the A12

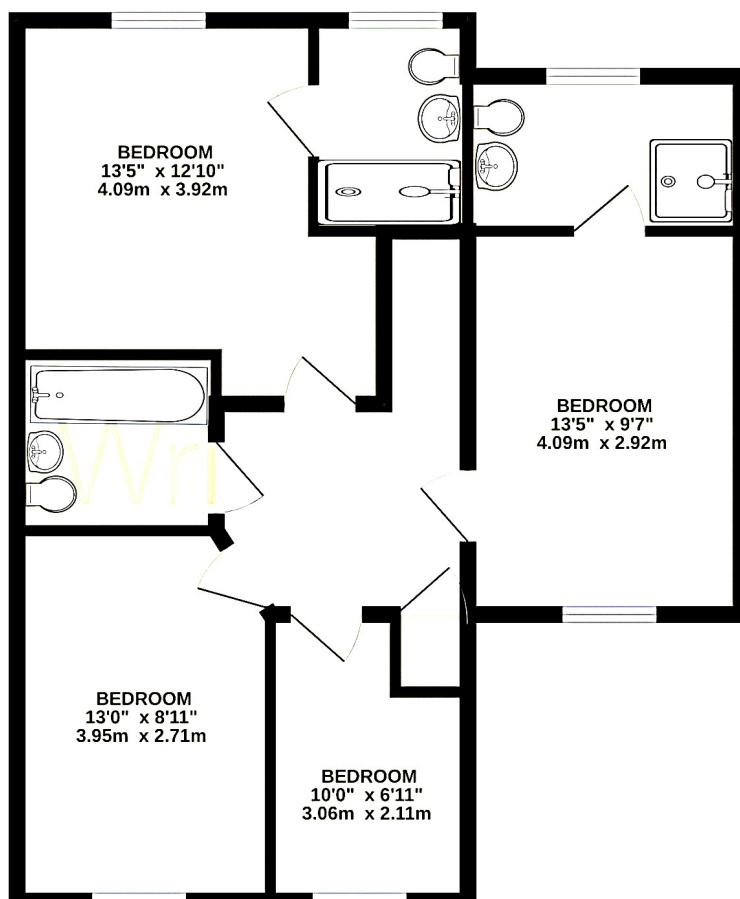
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	100	
(81-91) B		
(69-80) C	85	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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