



10, Chaffix, Felsted

£349,995 Guide Price

A delightful semi detached house having a lovely outlook and within walking distance of Felsted schools and village amenities. NO ONWARD CHAIN. EPC rating D

Quality from home to home

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Overview Summary

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Key features

- NO ONWARD CHAIN
- 3 Reception Rooms
- 2 Double Bedrooms and a Single
- Solid Wood Floors
- Off Road Parking
- Walk to Village Shop and Schools
- Close to local amenities
- Attractive enclosed rear garden
- Excellent commuter links
- Overlooking the school playing fields

Local area

This property has a fabulous outlook over the school playing fields and is centrally located within the village to walk to the schools and the amenities which cater for all your daily needs. These include a Dr surgery, village shop & Post Office, Tea Shop, Restaurants and Pubs, British Legion, Parish Church and a variety of clubs and activities to suit all age groups. The A120 is a few minutes drive for its connection to M11, a regular bus service runs to nearby towns for a wider selection of leisure and shopping facilities and Stansted airport is approximately 8 miles to the West.

Schools & Transport

- Whipper-Snappers, 0.48 Miles
- Felsted Primary School, 0.37 Miles
- Braintree College, 5.29 Miles
- Braintree Railway Station, 5.00 Miles
- Bishop Stortford College, 12.58 Miles
- Chelmer Valley High School, 6.24 Miles
- Felsted Preparatory School, 0.49 Miles
- Stansted Airport, 8.00 Miles
- Chelmsford Railway Station, 8.62 Miles
- Flitch Green Academy, 0.99 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel: 01799 510510

Total Sq Ft: 979 (91 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.



The accommodation with approximate room sizes briefly comprises covered storm porch and a solid wood entrance door with obscure glazed panel leads into the entrance hall.

ENTRANCE HALL

A hallway with solid wood flooring, stairs rising to the first floor, ceiling light fitting, Honeywell thermostat control, radiator, power points and doors to the dining room and lounge.

LOUNGE 18'2 x 11'6 (5.55m x 3.51m)

A lovely dual aspect room with an obscure glazed door to the kitchen, feature fireplace (currently with no fire although this could easily be re-instated), UPVC double glazed windows to both the front and rear elevations, the front affording fine views over the school playing fields, solid wood floor, radiators, ceiling light fitting and power points.

DINING ROOM 11'4 x 9'8 (3.47m x 2.97m)

A useful second reception room having UPVC double glazed window to the front elevation, ceiling light fitting, radiator, solid wood floor and power points. An open archway leads through to the kitchen.

KITCHEN 13'1 x 6'4 (3.99m x 1.93m)

A fully fitted kitchen comprising roll edged working surfaces that incorporate a one and a half bowl stainless steel sink with single drainer, an inset 4-ring induction hob with stainless steel extractor over and an integrated oven under, a range of drawers and low level cupboards to include a bespoke cupboard housing the boiler, space for washing machine, a complement of matching wall mounted cupboards, ceiling cluster spotlights, ceramic tiled flooring, UPVC double glazed window to the rear elevation and further archway to a rear sitting room.

SNUG/SITTING ROOM 18'3 max x 7'5 (5.58m x 2.28m)

A lovely quiet room at the back of the house affording a peaceful view of the rear garden, the solid wood flooring continues through, a range of storage cupboards, UPVC double glazed French doors, radiators, inset ceiling spotlights, UPVC obscure glazed window and ample power points.



FIRST FLOOR LANDING

A spacious landing having doors to all bedrooms and the family bathroom, UPVC double glazed window to the rear elevation, an airing cupboard housing, access to the loft storage space, ceiling light fitting and power points.

BEDROOM (1) 12'4 x 9'10 (3.77m x 3.0m)

The master bedroom has UPVC double glazed window to the front elevation, affording fine views over the school playing fields, a large wardrobe, radiator, ceiling light fitting and power points.

BEDROOM (2) 11'6 x 9'4 (3.51m x 2.85m)

A further double bedroom to the front elevation with UPVC double glazed window, ceiling light fitting, wardrobe, radiator and power points.

BEDROOM (3) 8'7 x 8'6 (2.63m x 2.59m)

A single bedroom overlooking the rear garden, radiator, wardrobe, ceiling light fitting and power points.

FAMILY BATHROOM

A white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment and separate wall mounted Mira power shower, glazed shower screen, fully tiled walls, ceiling cluster spotlight, UPVC double glazed window to the rear elevation, ceramic tiled flooring and heated towel ladder.

OUTSIDE

To the front of the property is off road parking for several cars and an area of lawn with shrub and hedge borders and side access to the rear garden. The rear garden is enclosed with high timber panel fencing and to the immediate rear of the property is an attractive paved seating area that is also accessed from the French doors from the Snug/Sitting room and the garden is mainly laid to lawn with well established flower and shrub borders. There is also rear access to the garden from the side road.







Energy Performance Certificate

16, Chaffix, Felsted, DUNMOW, CM6 3EG

Dwelling type: Semi-detached house

Date of assessment: 12 March 2019

Date of certificate: 12 March 2019

Reference number: 0952-2612-6875-9491-8885

Type of assessment: RdSAP, existing dwelling

Total floor area: 92 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:

£ 2,463

Over 3 years you could save

£ 465

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,854 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 361 over 3 years	£ 240 over 3 years	
Totals	£ 2,463	£ 1,998	You could save £ 465 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

Current

Potential

65

83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 333
2 Solar water heating	£4,000 - £6,000	£ 132
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 933

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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10 CHAFFIX

Ground Floor

First Floor

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