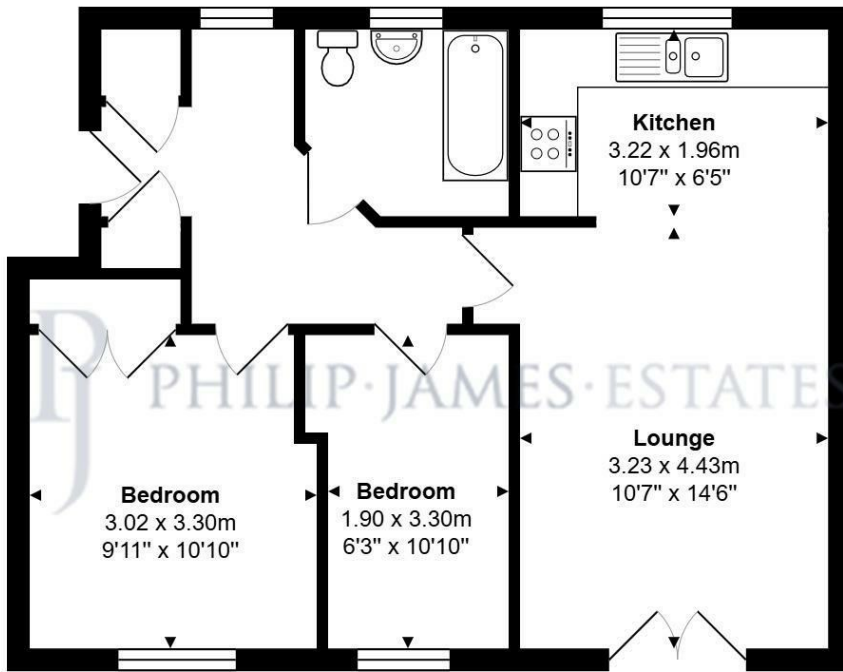




## 111 Shimbrooks, Great Leighs, Chelmsford, Essex, CM3 1SG

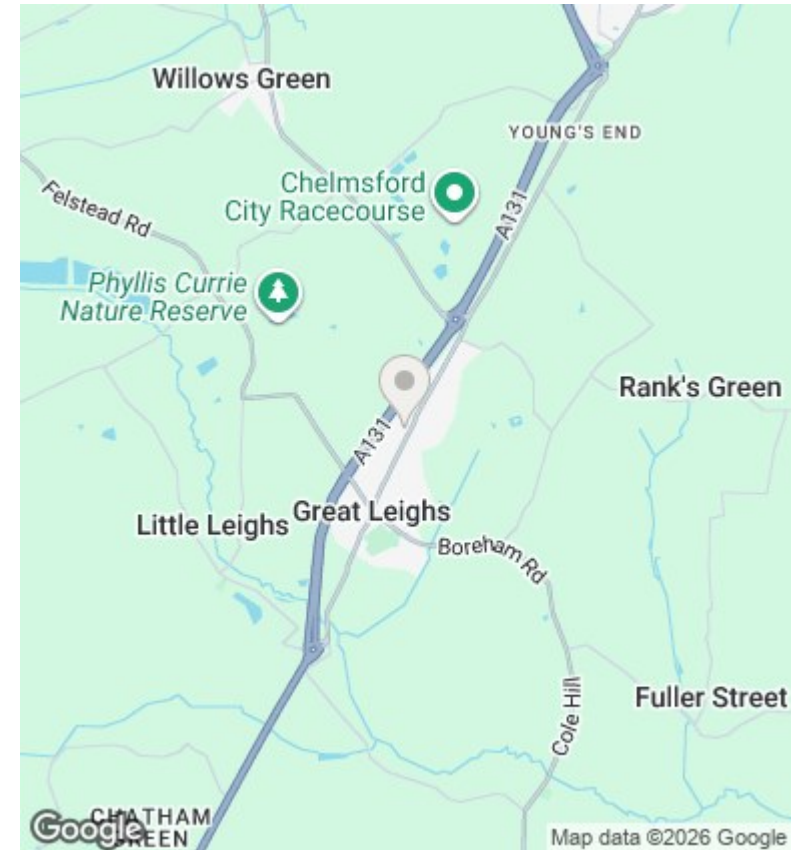
£220,000

- No chan
- Two bedrooms
- Viewing advised
- Good access to Chelmsford, A120 and Stanstead
- Allocated parking



Total Area: 52.7 m<sup>2</sup> ... 568 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
 Floorplan Copyright The Estate Agents Photographer  
[www.theestatesgentsphotographer.co.uk](http://www.theestatesgentsphotographer.co.uk)



### Directions

### Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

### Council Tax Band

B

### EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		