



CURTIS O'BOYLE

Sales & Lettings

Chelmer Village, Chelmsford

CM2 6NZ



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£360,000

Modern two bedroom terraced house. Refitted kitchen with Bosch appliances and refitted ensuite. Family bathroom, open plan lounge and dining area, rear garden and allocated parking space. Replacement Worcester Gas Boiler.

ENTRANCE HALL Obscure double glazed entrance door, double glazed window to front aspect, wood effect laminated flooring, radiator, coved to smooth ceiling, built in cupboard.

WC Smooth ceiling, extractor fan, close coupled WC, wash hand basin, tiled splashbacks.

LOUNGE 11' 10" x 10' 10" (3.61m x 3.3m) Double glazed window to rear aspect, coved to smooth ceiling, wood effect laminated flooring, radiator, open plan to dining area.

DINING AREA 8' 4" x 8' 3" (2.54m x 2.51m) Double glazed door to rear garden, coved to smooth ceiling, wood effect laminated flooring, radiator, opening to kitchen.

KITCHEN 8' 11" x 7' 8" (2.72m x 2.34m) Double glazed window to front aspect, smooth ceiling with inset downlighters, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into worktops, space for washing machine, integrated Bosch fridge/freezer, built Bosch microwave, oven and four ring gas hob with hood above, tiled splashbacks, wall mounted Worcester gas boiler concealed in cupboard.

FIRST FLOOR LANDING Coved to smooth ceiling, large built in cupboard.

BATHROOM Obscure double glazed window to front aspect, radiator, smooth ceiling with inset downlighters, extractor fan, panelled bath with mixer tap and shower over, close coupled WC, wash hand basin, part tiled walls.

BEDROOM ONE 11' x 9' 2" (3.35m x 2.79m) Double glazed window to front aspect, radiator, coved to smooth ceiling, loft access, built in wardrobes.

ENSUITE Double glazed skylight window to front aspect, heated towel rail, shower cubicle, vanity wash hand basin, close coupled WC, tiled floor and walls, smooth ceiling with inset downlighters, extractor fan.

BEDROOM TWO 8' 4" x 7' 9" (2.54m x 2.36m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, built in wardrobe.

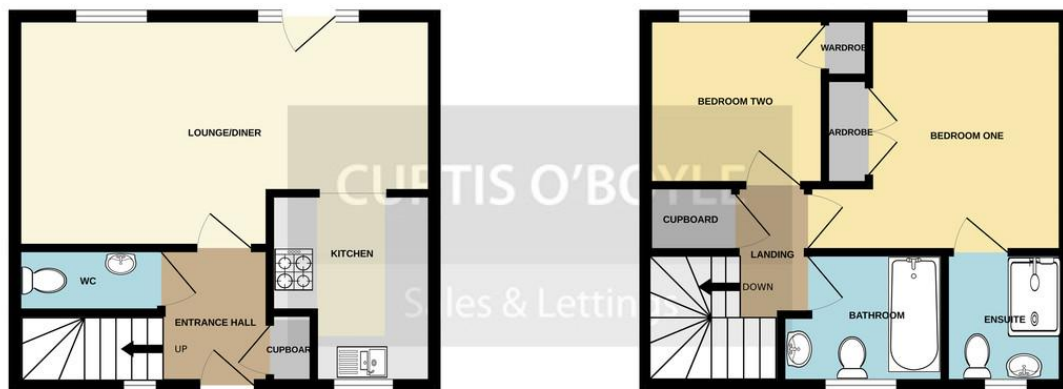
REAR GARDEN 36' (11m) approx. in length. Paved patio area, laid to lawn, panelled fencing, timber shed, outside tap, rear gate to **ALLOCATED PARKING SPACE**.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Awaiting EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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