



Fordson Road

Chelmsford, CM2 5PJ

£395,000

Freehold
Tax Band:



Being sold with NO ONWARD CHAIN is this well presented EXTENDED semi detached home boasting an IMPRESSIVE 21' LOUNGE, modern kitchen, dining room, UTILITY / WET ROOM, three good sized bedrooms, family bathroom, private rear garden and driveway parking for 2/3 cars. Located to the edge of both North Springfield & Chelmer Village - with easy access to various local schooling options, the A12 And bus routes into the city centre. Contact Hamilton Piers to view.



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Ground Floor:

Entrance Hall:

Entrance door to side, doors to lounge, kitchen, cupboard, stairs to first floor, radiator.

Lounge:

21'10" > 15'7" x 12'5" (6.65m > 4.75m x 3.78m)

An impressive sized lounge with Two double glazed windows to front, two radiators, fireplace.

Kitchen:

15'4" x 6'7" (4.67m x 2.01m)

Range of wall and base units, rolled edge work surfaces with sink inset, integrated oven, gas hob with extractor over, dishwasher, space for fridge freezer, radiator, tiled flooring, entrance to:-

Dining Room:

12'2" x 10'10" (3.71m x 3.30m)

Two velux windows to rear, double glazed sliding door to rear, door to utility / wet room, radiator, tiled flooring.

Utility / Wet Room:

Double glazed window to rear, range of base units, rolled edge work surfaces with sink inset, space for washing machine, tumble dryer, shower to wall, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls.

First Floor:

Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

11'5" x 11'2" (3.48m x 3.40m)

Double glazed window to front, radiator.

Bedroom Two:

11'5" x 10'2" > 9' (3.48m x 3.10m > 2.74m)

Double glazed window to front and side, radiator.

Bedroom Three:

8'2" x 8'1" (2.49m x 2.46m)

Double glazed window to rear, radiator.

Family Bathroom:

7'3" x 5'2" (2.21m x 1.57m)

Obscure double glazed window to rear, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

Exterior:

Rear Garden:

Patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.

Frontage & Parking:

Paved Driveway parking for 2/3 cars.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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