



The Glebe, Purleigh CHELMSFORD CM3 6PE

Welcome to

The Glebe, Purleigh CHELMSFORD

GUIDE PRICE £300,000 - £325,000. Situated in the DESIRABLE VILLAGE of Purleigh, just 4 MILES SOUTH OF MALDON and boasting a LOCAL PRIMARY SCHOOL RATED OUTSTANDING by Ofsted, is this well presented three bedroom home within a SHORT WALK OF THE LOCAL CONVENIENCE STORE.



Entrance Porch

Covered porch area, part glazed door to:-

Entrance Hall

Double glazed UPVC window to side, stairs rising to first floor with study space, meter cupboard, door to:-

Lounge

16' 1" x 10' 6" Recess (4.90m x 3.20m Recess)
Double glazed UPVC window to front, radiator, archway to:-

Kitchen / Diner

22' 7" x 8' 9" Recess (6.88m x 2.67m Recess)
Double glazed UPVC windows and door to rear opening onto the garden, modern fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with built in cooker, electric hob and space under units for a further three appliances plus fridge freezer, radiator.

First Floor

Landing

Double glazed UPVC window to side, airing cupboard, loft access, doors to:-

Bedroom One

11' 5" x 10' 7" Recess (3.48m x 3.23m Recess)
Double glazed UPVC window to front, fitted wardrobes with sliding doors, radiator.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)
Double glazed UPVC window to rear, built in storage space, radiator.

Bedroom Three

8' 8" x 7' 11" Max (2.64m x 2.41m Max)
Double glazed UPVC window to front , built in storage recess, radiator.

Bathroom

Double glazed UPVC window to rear, white suite comprising of panel bath with electric shower over and pedestal basin.

WC

Double glazed UPVC window to rear, WC and radiator.

Outside

Front

Retained by low brick wall, predominantly laid to lawn, side access to:-

Rear Garden

Enclosed by panel fence and afforded privacy by tall hedges, laid to shingle and decking providing ample seating area. Brick outbuilding with power and light housing oil boiler. Double banded oil tank, two wooden sheds to remain, one of which is fitted out as an office and bar area.

Agents Note

A monthly charge (Currently £8.46) is payable to MOAT Housing for gardening of greenswards.



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Welcome to

The Glebe, Purleigh CHELMSFORD

- Three Bedrooms
- 22 ft Kitchen Diner
- Outstanding Primary School
- Bathroom and Separate WC
- Close to Shop, Village Hall & Cricket Club

Tenure: Freehold EPC Rating: E

offers in excess of

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MLN103284 - 0005

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