



Golding Thoroughfare, Chelmsford

Guide Price £395,000



- NO ONWARD CHAIN
- Found within sought after Chelmer Village Springfield
- Close to Chancellor Park primary school having outstanding Ofsted results
- Close to Chelmer Village Square, Asda Supermarket and Retail Parks
- Moments drive into Chelmsford City Centre and railway station
- Lovely size lounge, kitchen and conservatory with modern décor
- Three well proportioned bedrooms and family bathroom with underfloor heating
- Low maintenance rear garden with composite fencing and artificial lawn
- Resin driveway
- Well presented three bedroom family home



NO ONWARD CHAIN! Well presented three bedroom family home offered for sale in the sought after area of Chelmer Village Springfield. Close to Chancellor Park primary school, Chelmer Village Square, Retails Parks, Parks and A12/A130 road links. Moments drive into Chelmsford City Centre, railway station and soon to be Beaulieu Park railway station (currently under construction).

Accommodation boasts, entrance hall, kitchen, lovely size lounge with feature fireplace and conservatory. First floor is home to three well proportioned bedrooms and family bathroom. Externally the property has a nice size low maintenance garden with artificial lawn and Resin driveway to front.

GUIDE PRICE £395,000 - £410,000

Impressive entrance hall commences with feature staircase with glass balustrade and LED Ambient lighting. Wooden style flooring. Kitchen 12'0 x 6'11 double glazed window to front. Range of wall and base mounted units with matching storage drawers. Complimentary worksurfaces housing sink drainer. Tiling to splash backs. Electric hob and oven. Space for other appliances. Tiled flooring.

Lovely size lounge 14'0 x 14'0 gives access to conservatory via patio sliding doors. Ornate feature fireplace. Continuation of wooden style flooring.

Conservatory 10'0 x 10'0 overlooks the rear aspect. Fanlight double glazed windows. French double glazed doors. Continuation of wooden flooring.

First floor landing is home to three well proportioned bedrooms and family bathroom.

Bedroom one 10'0 x 10'0 two double glazed windows to front with electric blinds to remain. Sliding door mirror fronted wardrobes and built in storage cupboard.

Bedroom two 9'0 x 8'5 double glazed window to rear with electric blinds to remain. Built in mirror fronted wardrobes.

Bedroom three 8'9 x 6'0 double glazed window to rear with electric blinds to remain.

Family bathroom comprises white panel double ended bath fitted shower attachment. Vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring with underfloor heating. Obscure double glazed window.

Externally the property has a lovely size low maintenance rear garden. Large patio seating area. Remaining garden has artificial lawn. Resin driveway to front.

Council Tax Band: C

Local Authority: Chelmsford

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Chelmer Village/Springfield is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



