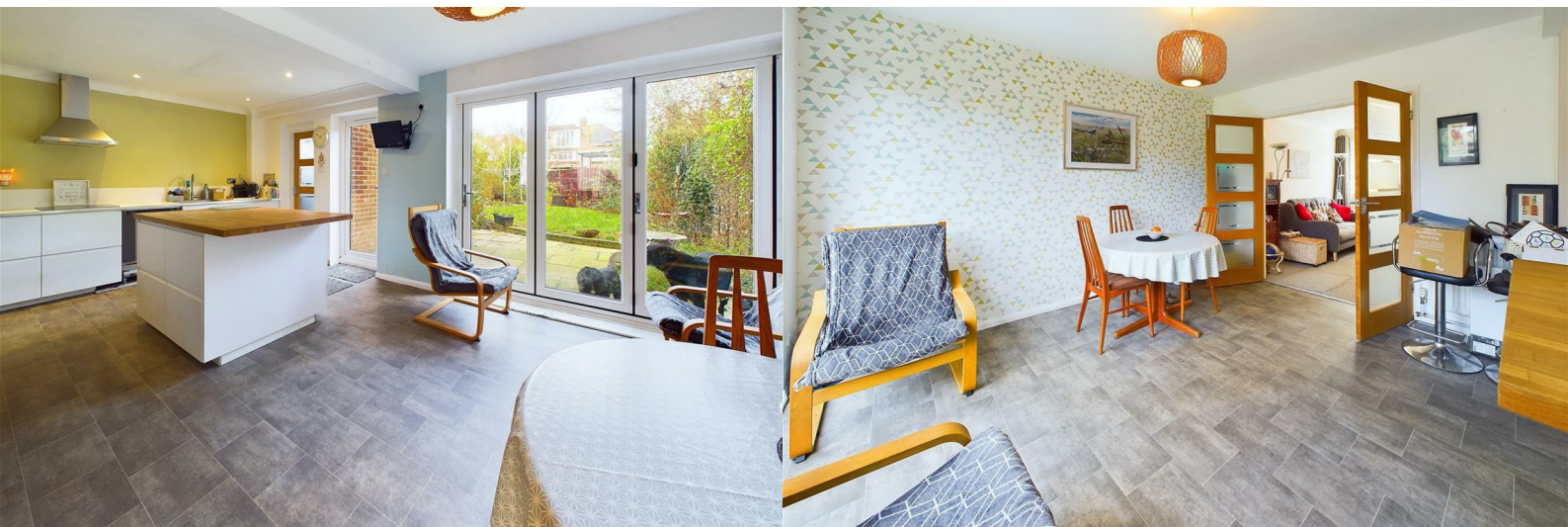




## 41 The Ridings

Chelmsford, CM2 9RR

Guide price £425,000





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## Entrance Porch

Entrance door, window to side, door to:

## Living Room

13'11 x 12'10 (4.24m x 3.91m)

Window to front, stairs to first floor, radiator, door to

## Kitchen/Diner

20'6 x 12'8 (6.25m x 3.86m)

By-folding doors to rear, range of fitted storage cupboards with a centre island. Integrated electric oven and dishwasher. Space and plumbing for fridge/freezer. Work surfaces incorporate electric hob and sink unit. Pantry. Door to

## Utility Room

4'9 x 3'10 (1.45m x 1.17m)

Window to side, space and plumbing for washing machine and tumble dryer. Door to:

## WC

Low level WC, wash hand basin, window to rear.

## Landing

Stairs to ground floor, access to loft

## Bedroom One

13'7 x 11'5 (4.14m x 3.48m)

Window to rear, built in storage, radiator.

## Bedroom Two

10'7 x 10'2 (3.23m x 3.10m)

Window to front, radiator.

## Bedroom Three

10'1 x 7'7 (3.07m x 2.31m)

Window to front, radiator.

## Exterior

## Frontage

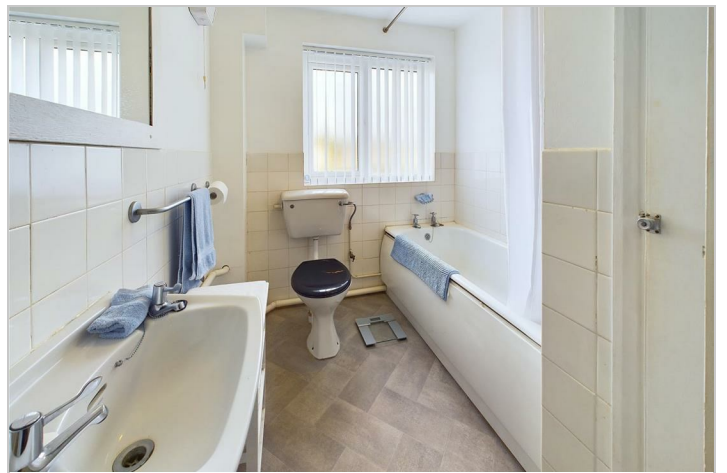
Off Road Parking, lawned area, access to side.

## Garage

Up and over door to front, power and light connected.

## Rear Garden

Paved patio area, remainder laid to lawn, access to front.





Road Map



Hybrid Map



Terrain Map



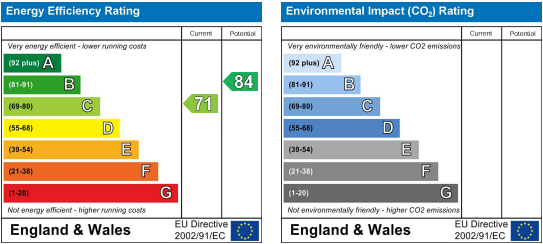
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.