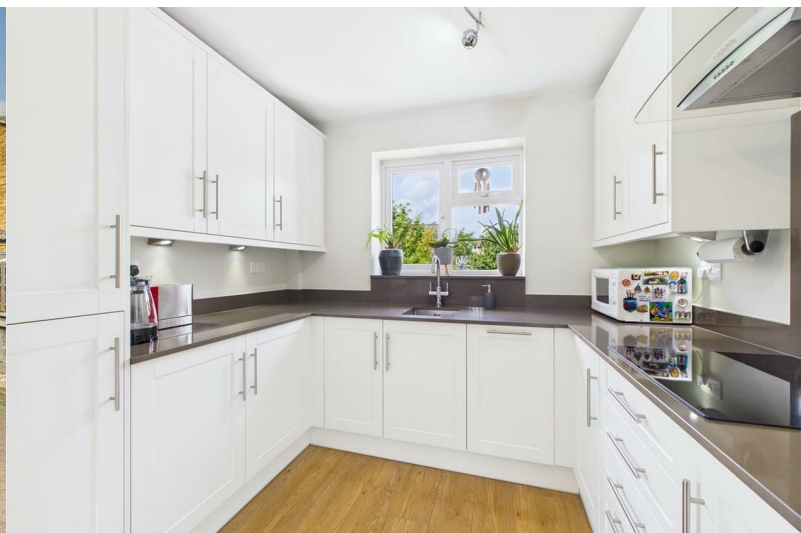




18 Orchard Close

Chelmsford, CM2 9SL

Offers in excess of £525,000



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Ground floor

Hallway

8'6 x 5'10 (2.59m x 1.78m)

Entrance door, laminate flooring, radiator.

Kitchen

13'8 x 8'11 (4.17m x 2.72m)

Window to rear, door to side. Range of fitted storage cupboards integrated electric oven, dishwasher and fridge/freezer. Work surfaces incorporate sink unit along with electric hob with extractor fan over.

Dining/living Room

10'7 x 9'3 (3.23m x 2.82m)

By-folding doors to conservatory, stairs to first floor, radiator, carpet.

Bedroom

13'11 x 9'7 (4.24m x 2.92m)

Window to front, fitted wardrobes, carpet, radiator.

Bathroom

9'2 x 5'7 (2.79m x 1.70m)

Window to side. Panelled bath, shower cubicle, wash hand basin, close coupled WC, tiled walls. heated towel rail.

Conservatory

12'7 x 8'5 (3.84m x 2.57m)

Windows to rear, doors to side. By-folding doors to dining room.

First Floor

Landing

8'11 x 2'6 (2.72m x 0.76m)

Stairs to ground floor, doors to

WC

6' x 2'7 (1.83m x 0.79m)

Window to side, close coupled WC, wash hand basin.

Shower Room

6'3 x 2'6 (1.91m x 0.76m)

Shower cubicle, heated towel rail.

Bedroom

11'5 x 8'10 (3.48m x 2.69m)

Window to rear, carpet, built in storage unit, radiator.

Bedroom

11'4 x 8'5 (3.45m x 2.57m)

Window to rear, laminate flooring. radiator.

Exterior

Garage

17'10 x 11'5 (5.44m x 3.48m)

Doors to front, windows to side.

Storage Area

11'4 x 4'8 (3.45m x 1.42m)

Doors to side, window to rear.

Front Garden

Block paved driveway providing off road parking, gates to rear garden and garage

Rear Garden

Beautiful well tended gardens stocked with, an array of trees, bushes, shrubs and flowers.

Solar Panels

We're advised from the seller that the x 16 Solar Panels produce 7.5 KWH

Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £48.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.

Tel: 01245 330764



Road Map



Hybrid Map



Terrain Map



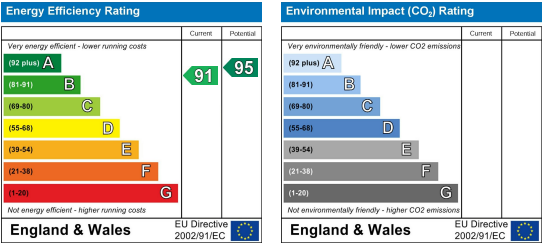
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.