



## 394 Linnet Drive

Chelmsford, CM2 8AL

Guide Price £340,000- £350,000



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## Ground Floor

### Entrance Porch

Door to front. Access leading to;

### Lounge

15'2 x 13'8 (4.62m x 4.17m)

Double glazed window to front. Fireplace with brick surround Laminate flooring. Access to;

### Kitchen/Diner

15'1 x 12'10 (4.60m x 3.91m)

Units to eye and base level incorporating electric hob and oven. Inset sink with mixer taps and drainer. Space and plumbing for washing machine, dishwasher and fridge freezer. Sliding double glazed patio door leading to rear garden. Radiator. Breakfast bar. Under stairs storage cupboard. Wood effect flooring.

### Landing

Access to loft. Stairs to ground floor.

## First Floor

### Bedroom One

14'5 x 8'4 (4.39m x 2.54m)

Double glazed window to front. Radiator.

### Bedroom Two

12'4 x 7'0 (3.76m x 2.13m)

Double glazed window to rear. Radiator.

### Bedroom Three

11'5 x 6'2 (3.48m x 1.88m)

Double glazed window to front. Radiator. storage cupboard.

## Bathroom

7'10 x 5'6 (2.39m x 1.68m)

Obscure double glazed windows to rear Four piece white suite comprising low level WC, vanity wash hand basin with storage below panelled bath and shower with glass screen and attachments . Fully tiled walls and flooring.

## Rear Garden

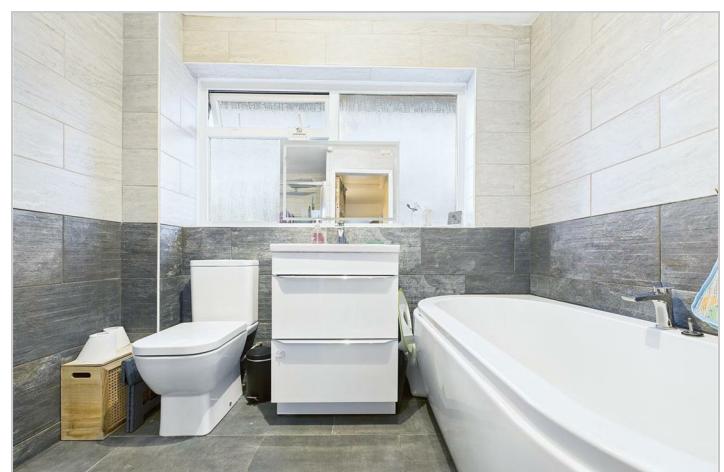
Paved patio. Access to garage. Access to rear. Fences to boundaries.

## Garage

Up and over door. power and light connected.

## Agent notes

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



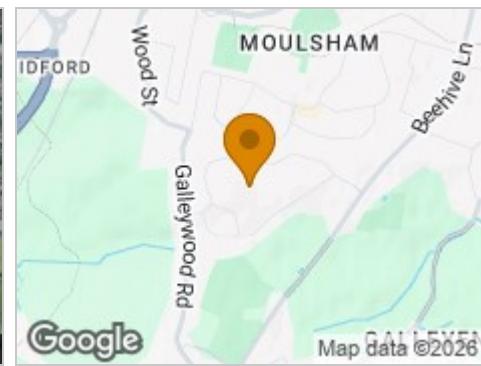
## Road Map



## Hybrid Map



## Terrain Map



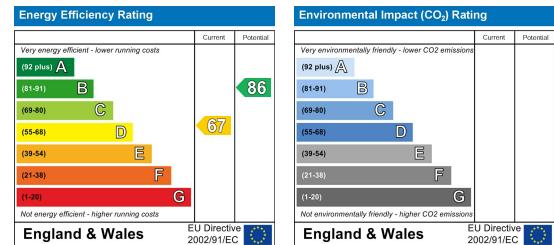
## Floor Plan



## 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.