



Linnet Drive, CHELMSFORD CM2 8AH

welcome to

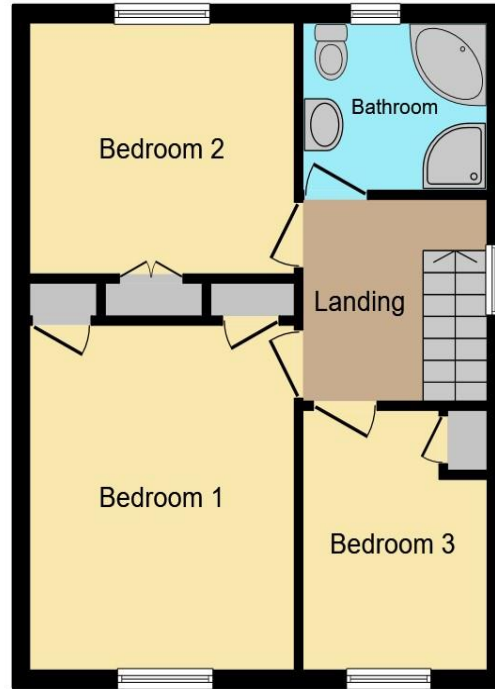
Linnet Drive, CHELMSFORD

*** GUIDE PRICE £400,000 - £425,000 *** Situated in the desirable 'Tile Kiln' area is this well presented three bedroom semi-detached family home. The property benefits from a driveway & garage, downstairs w/c and large downstairs living space.





Ground Floor



First Floor

Ground Floor

Entrance Hall

Cloakroom

Lounge

13' 6" x 11' 8" (4.11m x 3.56m)

Dining Room

11' 3" x 7' 11" (3.43m x 2.41m)

Kitchen

9' 11" x 9' (3.02m x 2.74m)

Utility Room

7' 2" x 6' (2.18m x 1.83m)

First Floor

Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m)

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Three

10' 2" x 7' 3" (3.10m x 2.21m)

Bathroom

External

Store / Workshop

12' 8" x 9' 7" (3.86m x 2.92m)

Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Linnet Drive, CHELMSFORD

- Three bedrooms
- Semi-detached family home
- Garage & Driveway
- Downstairs W/C
- Large rear garden

Tenure: Freehold EPC Rating: E

£400,000



view this property online williamhbrown.co.uk/Property/CMS100012

Please note the marker reflects the postcode not the actual property



Property Ref:
CMS100012 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01245 200499



ChelmsfordSouth@WilliamHBrown.co.uk



2 Hylands Parade Wood Street, Chelmsford,
Essex, CM2 8BW



williamhbrown.co.uk