





### Property Description

An extremely well presented three bedroom Edwardian end of terrace property situated conveniently close to the station and city centre. The property comprises of an entrance hall with a wooden floor, a good size lounge with a feature fireplace, a separate dining room with wooden floor and window to the rear again with original fire surround. There is a good size fitted kitchen with a window to the back garden and another to the side of the property, there is also a doorway to the garden. Upstairs there are three good sized bedrooms with the master having a bay window, there is also a fully tiled impressive Victorian style bathroom.

The garden is mainly laid to lawn with a patio area and mature shrubs. This property also has the benefit of the potential to extend into the loft subject to planning permission.

Chelmsford is a vibrant city with a good range of shops, restaurants, bars and weekly markets. There are canals, a large park, Cathedral, University and a wide range of education facilities.

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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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CHL308356](http://connells.co.uk/Property/CHL308356)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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