

for sale

offers in excess of **£325,000**



Delamere Road Chelmsford CM1 2TG

A spacious and much loved three bedroom family house situated approximately one mile from Chelmsford mainline railway station and City Centre and close to highly regarded schools. The property is spacious, light and airy and well presented.



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Entrance Hall

Stairs leading to the first floor, under stair storage cupboard, radiator.

Living Room

18' 3" x 13' 7" max (5.56m x 4.14m max)

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, two radiators, electric fireplace.

Dining Room

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed window and door to the rear aspect, radiator.

Kitchen

8' 5" x 6' 5" (2.57m x 1.96m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for appliances, double glazed window to the front aspect.

First Floor Landing

Double glazed window to the rear aspect

Bedroom One

10' 8" max x 9' 8" (3.25m max x 2.95m)

Double glazed window to the front aspect, two storage cupboards, radiator.



Bedroom Two

12' 1" max x 9' 5" (3.68m max x 2.87m)

Double glazed window to the front aspect, storage cupboards, radiator, loft access.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)

Double glazed window to the rear aspect, storage cupboard, radiator,

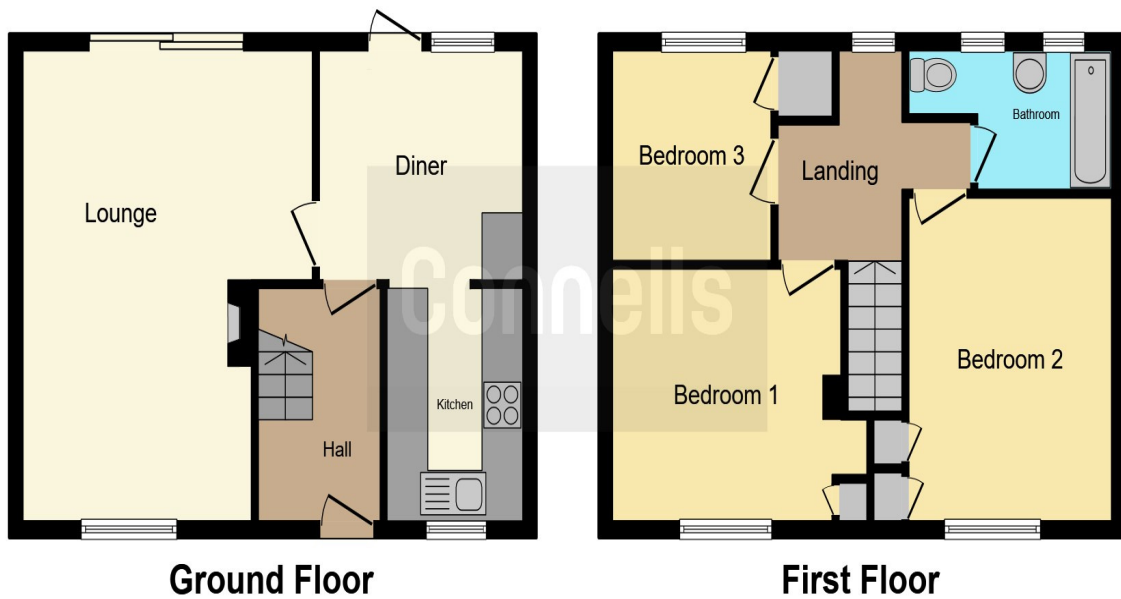
Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower unit above, two double glazed windows to the rear aspect.

Rear Garden

Decked area with the remainder of the garden laid to lawn, pond, shed to remain.





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

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Property Ref: CHL308720 - 0004

Tenure: Freehold

EPC Rating: D

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