

for sale

offers in the region of

**£450,000**



## Pipchin Road Chelmsford CM1 4XT

Located in the sought-after Newlands Spring area of Chelmsford, this extended semi-detached family home offers modern, flexible living in a prime location.





# Pipchin Road Chelmsford CM1 4XT

## Entrance Porch

Radiator.

## Downstairs Cloakroom

Low level WC, pedestal hand wash basin, double glazed window to the front aspect, radiator.

## Living Room

18' max x 13' 1" ( 5.49m max x 3.99m )

Stairs leading to the first floor, radiator, open access to the conservatory.

## Kitchen

18' x 9' 3" ( 5.49m x 2.82m )

Inset stainless steel sink unit with right 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 and hob, space for American style fridge-freezer, space for appliances, door to the garage, double glazed window to the front aspect.

## Conservatory

31' x 11' ( 9.45m x 3.35m )

Double glazed patio doors and windows to the rear aspect, electric fireplace, radiator,

## Office Space/Store

Currently a store rooms could be used as office space.





## First Floor Landing

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

## Bedroom One

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed window to the rear aspect, built in mirror fronted wardrobe, radiator.

## Bedroom Two

12' 1" x 10' 2" ( 3.68m x 3.10m )

Double glazed window to the rear aspect, radiator.

## Bedroom Three

9' 2" x 7' 6" ( 2.79m x 2.29m )

Double glazed window to the front aspect, storage cupboard.

## Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with rain fall shower unit above, downlighters, towel rail, double glazed window to the front aspect.

## Rear Garden

Paved patio area, shingled area, two sheds to remain.

## Garage

Recently installed (2024) electric roller door, power and light connected.





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)

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

Property Ref: CHL308735 - 0014

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/CHL308735](http://connells.co.uk/Property/CHL308735)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)