

for sale

**£575,000** Freehold



## Chelmer Road Chelmsford CM2 6AB

Located in a popular and well-established residential area of Chelmsford, this attractive three-bedroom semi-detached home offers spacious living accommodation and fantastic outdoor space, perfect for growing families, first-time buyers, or those looking to upsize.



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# Property Details

- Lounge** 13' 1" x 12' 9" ( 3.99m x 3.89m )
- Dining Room** 13' 4" x 10' 6" ( 4.06m x 3.20m )
- Kitchen** 11' 5" x 7' 6" ( 3.48m x 2.29m )
- Bedroom 1** 14' 5" x 11' 2" ( 4.39m x 3.40m )
- Bedroom 2** 12' 5" x 12' 4" ( 3.78m x 3.76m )
- Bedroom 3** 8' 8" x 7' 4" ( 2.64m x 2.24m )
- Bathroom** 5' 8" x 7' 4" ( 1.73m x 2.24m )
- En-Suite To Master** 2' 7" x 8' 8" ( 0.79m x 2.64m )





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: CHL308847 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

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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