

Ist Call

SALES AND LETTINGS



Pearl Square, Chelmsford, CM2 9FP

£325,000

This modern two double bedroom end terrace house is situated on the popular Clarion Gate development in Great Baddow and within easy walking distance of Beehive Primary School and Great Baddow High School whilst the shopping facilities and rail station in Chelmsford City Centre is only approx. 2 miles away. Offering a spacious open plan lounge/ diner, fitted kitchen with appliances to remain and a cloakroom to the ground floor, upstairs you will find two double bedrooms and a modern family bathroom. With gas central heating and double glazed windows the property also benefits from two allocated parking spaces and an approx. 50' rear garden.

Offered with no onward chain, we would recommend viewing.

Accommodation Comprising

Composite front door providing access to...

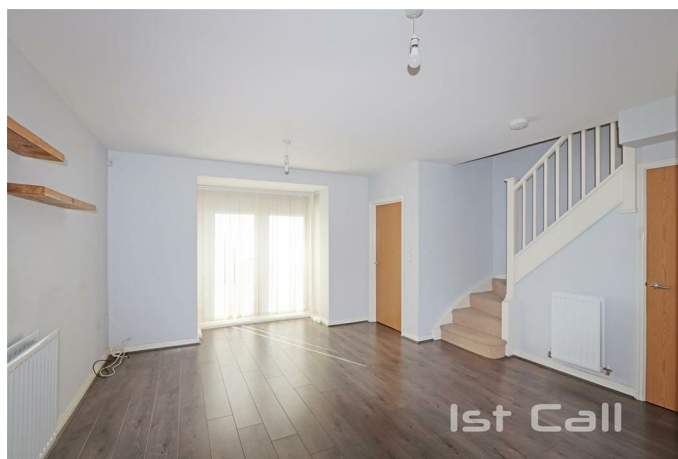
Entrance Lobby

Radiator, laminate wood flooring, smooth plastered ceiling, door to...

Lounge/ Diner 16'11 x 16'9 (5.16m x 5.11m)



Bay window with double glazed french doors to front, staircase to first floor with understairs cupboard, two radiators, door to inner lobby, open plan to...



Kitchen 9'10 x 6'10 (3.00m x 2.08m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, integrated fridge/ freezer, washing machine and slimline dishwasher to remain, matching range of wall mounted units one housing gas central heating & hot water boiler, smooth plastered ceiling with inset spotlights, double glazed window to rear...

Inner Lobby

Double glazed door to rear garden, radiator, laminate wood flooring, smooth plastered ceiling, door to...

Cloakroom



White suite comprising low level W.C., pedestal wash hand basin, radiator, extractor fan, smooth plastered ceiling...

First Floor Landing

Smooth plastered ceiling with loft access, doors off to...

Bedroom 1 13'7 x 12'11 into bay (4.14m x 3.94m into bay)



Double glazed bay window to front, radiator, built in wardrobe cupboard, smooth plastered ceiling...



Bedroom 2 10'6 x 8'8 (3.20m x 2.64m)



Double glazed window to rear, radiator, smooth plastered ceiling...

Bathroom



White suite comprising panelled bath with mixer tap and shower attachment, separate glazed shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, electric shaver point, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

Externally

Parking

Two allocated parking spaces in front of property...

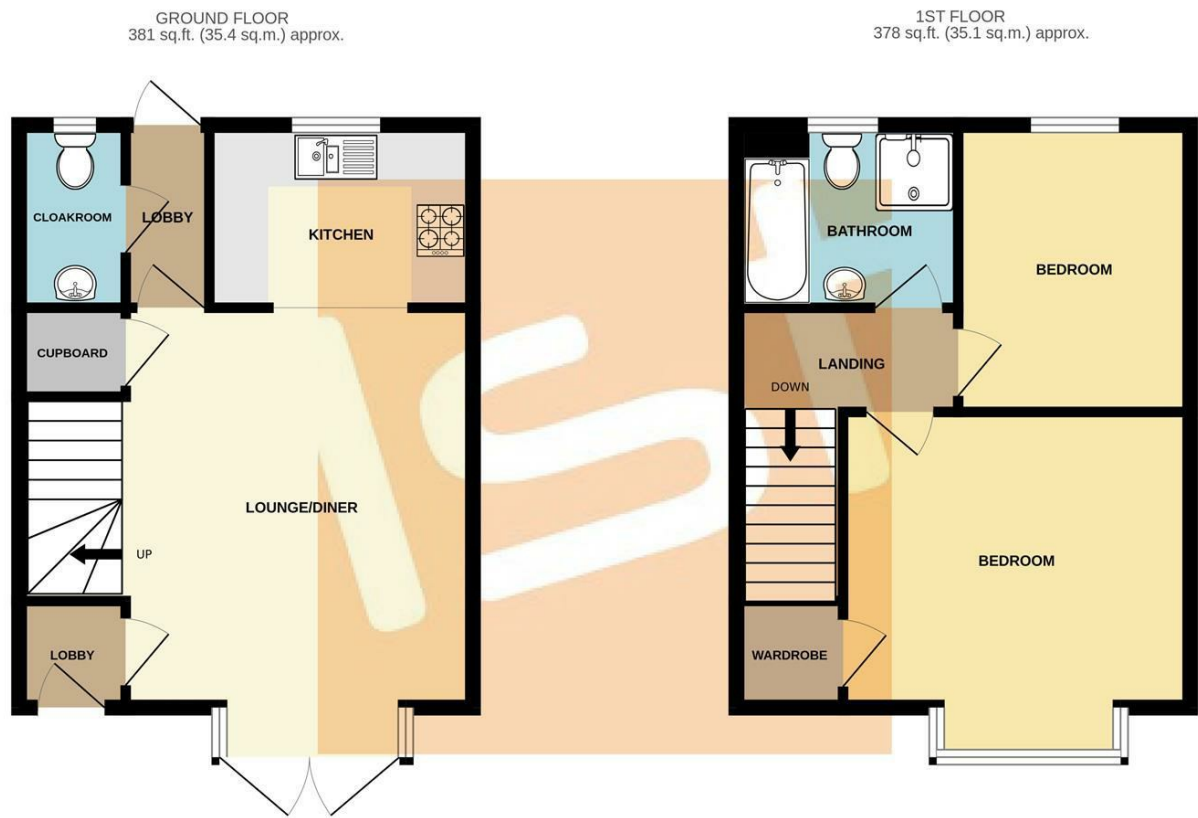
Rear Garden



Comprising paved patio area, remainder mostly laid to lawn, gate providing rear access...



Floor Plan



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

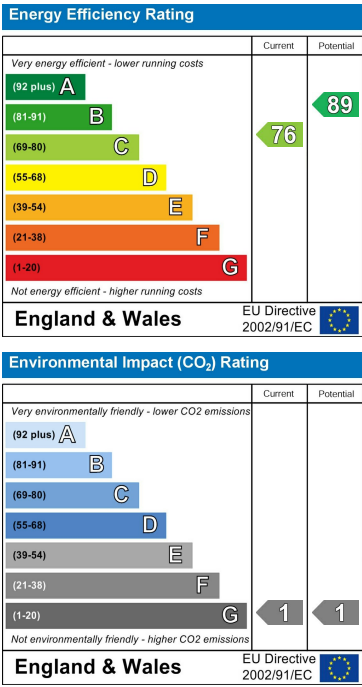
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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