

# Ist Call

## SALES AND LETTINGS



**Anson Close, Chelmsford, CM3 5YJ**

**£195,000**

We are delighted to offer this one bedroom FREEHOLD house situated within a cul de sac and being ideal for first time buyers or the buy to let market being situated within easy access of local shops, schools and amenities. Offered with NO ONWARD CHAIN the property benefits from a lounge and modern fitted kitchen to the ground floor with a double bedroom and modern bathroom upstairs. With off street parking as well as a section of garden, we would recommend viewing.



### Accommodation Comprising

Double glazed front door providing access to...

### Lounge 13'1 x 10'4 (3.99m x 3.15m)



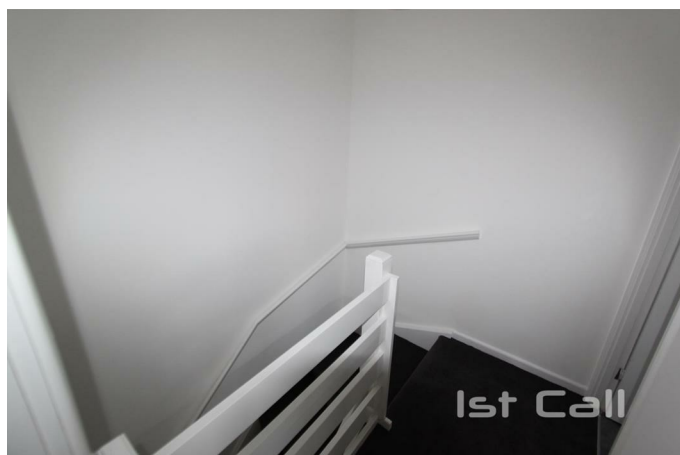
Double glazed window to front, wall mounted electric heater, staircase to first floor, opening to...

### Kitchen 9'8 x 5'11 (2.95m x 1.80m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, wall mounted gas hot water boiler, tiled splashbacks, access to large understairs storage/ pantry cupboard, double glazed window to front...

### First Floor Landing



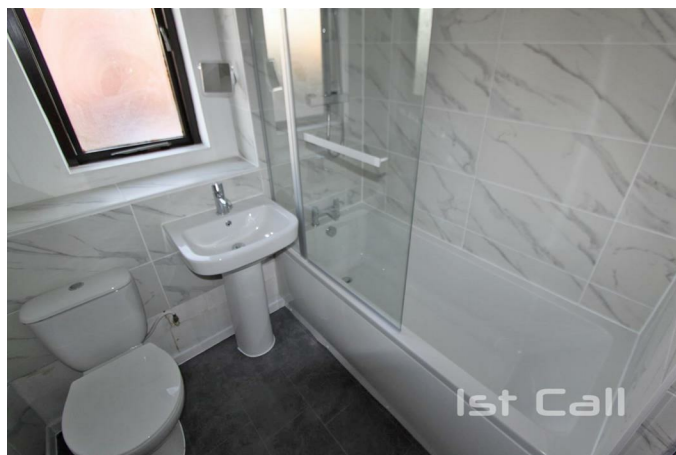
Loft access, doors off to...

### Bedroom 11'1 x 9'9 (3.38m x 2.97m)



Double glazed window to front, wall mounted electric heater, built in wardrobe cupboard...

### Bathroom 6'8 x 6'6 (2.03m x 1.98m)



Modern white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, obscure double glazed window to front...

### Externally

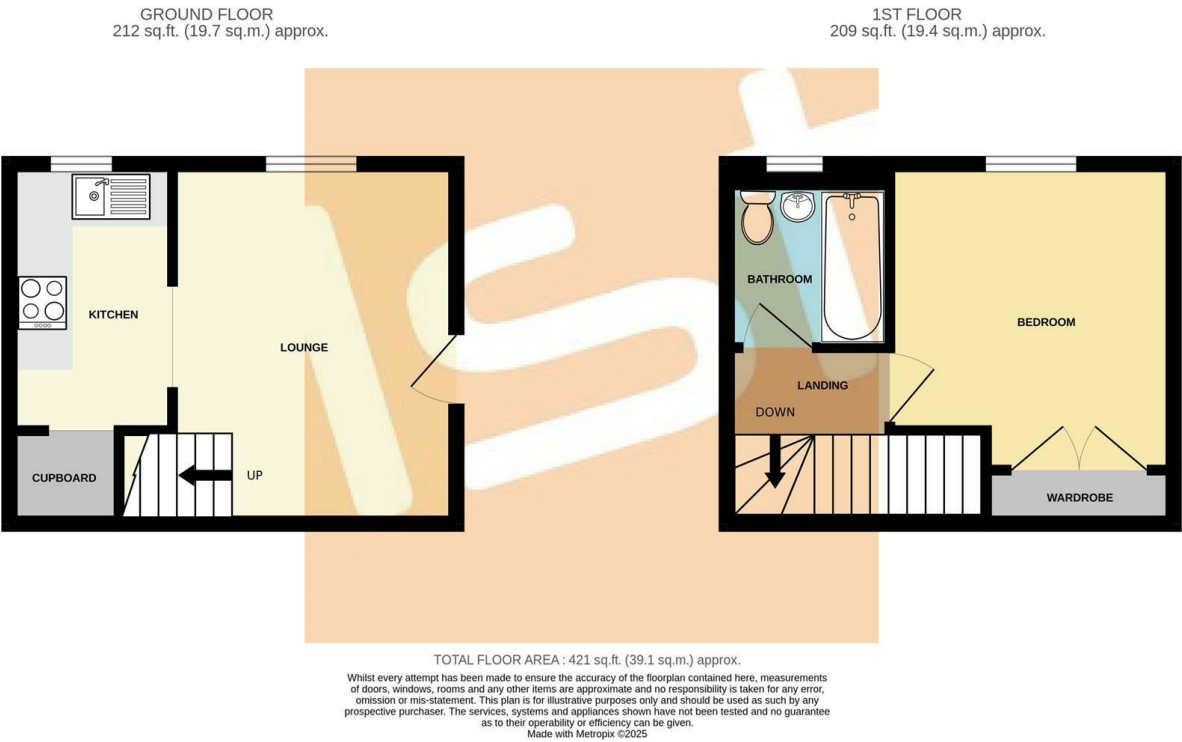


### Off Street Parking

Off street parking space in front of property and bounded by a brick wall...

### Allocated Garden

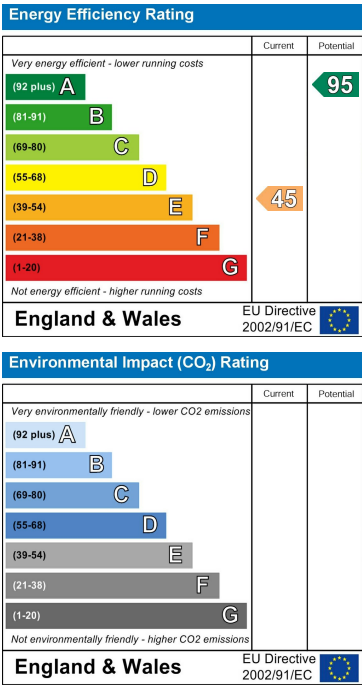
Floor Plan



Area Map



Energy Efficiency Graph



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