



Grampian Grove Chelmsford, CM1 2HJ

Situated just a ten-minute drive from Chelmsford's main railway station and vibrant town centre, with its extensive selection of shops, restaurants, and leisure facilities, Sheen's Estate Agents are delighted in bringing to market this immaculate TWO BEDROOM SEMI-DETACHED HOUSE. The property features a modern kitchen & bathroom and is immaculately presented throughout. One of the standout features of this property is the potential to extend S.T.P.P. and benefits from ample off street parking to the front. In summary, this semi-detached house on Grampian Grove is a delightful find, combining immaculate interiors with the potential for future expansion. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large Plot with Potential to Extend S.T.P.P.
- Modern Kitchen & Bathroom
- Ample Off Street Parking
- Immaculate Throughout
- Fully Double Glazed
- Gas Central Heating
- Close to City Centre
- Council Tax Band - C
- EPC Rating - TBC



Price £360,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage area. Tiled flooring. Radiator. Obscured sealed unit double glazed window to front. Doors to:



Lounge/Diner

19'4" x 11' max

Tiled flooring. Two tall standing featured radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to rear garden.



Kitchen

10'1" x 7'3"

Fitted with a range of high gloss fronted units. Wooden hard edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and electric oven under. Eye level integrated microwave. Further selection of matching units both at eye and floor level. Part tiled walls. Tiled flooring. Plumbing for washing machine. Integrated fridge/freezer. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side leading to rear garden.



Landing

Loft access housing combination boiler providing heating and hot water throughout. Sealed unit double glazed window to side. Doors to:



Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboards and drawers under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachments. Fully tiled walls. Tiled flooring. Fitted mirror. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom One

17'6" max x 9'1"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.



Bedroom Two

10'7" into dr x 9'9"

Radiator. Sealed unit double glazed window to rear.



Outside - Rear

West facing. Raised composite decking with step down leading to lawned area. Concrete base for additional shed. Raised beds stocked with shrubs. Outside light and socket. Roof tiled lean to providing under cover area. Brick built shed with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking. Remainder curved border laid to shingle.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1,926.96

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/10.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Section 21 - Relative

In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is a relative of Sheen's Estate Agents.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR

1ST FLOOR



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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Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

