



9 Waveney Drive, Chelmsford, CM1 7PX

£470,000

\*\*\* NO ONWARD CHAIN - NEEDS MODERNISATION - GENEROUS PLOT OFFERING POTENTIAL TO EXTEND TO SIDE AND REAR ELEVATIONS (STPP) - EXCELLENT SCHOOLS IN CLOSE PROXIMITY \*\*\* A THREE BEDROOM detached family home situated in a very popular residential area offering easy access to the city centre and A12. Ground floor: GOOD SIZE HALL, CLOAKROOM, SPACIOUS SITTING ROOM, KITCHEN/DINER (needs updating). First floor: THREE GOOD SIZE BEDROOMS AND REFITTED BATHROOM WITH WHITE SUITE. The property has gas radiator heating (new boiler installed 2023), upvc double glazing, driveway parking and detached garage.

01245 266765

#### LOCALITY INFORMATION

There are ample amenities and facilities in the Springfield area which include, doctors surgeries, dentists, excellent schools, a variety of shops and Springfield medical centre. There is easy access to the A12 and regular bus services in to Chelmsford city centre with the mainline railway station to London Liverpool Street as well as an excellent range of shopping and recreational facilities including the popular Bond Street Quarter and John Lewis store.

#### ACCOMMODATION COMPRISES

Frosted leaded light part double glazed upvc entrance door to hall.

#### GOOD SIZE HALL



Radiator, full length frosted leaded light upvc double glazed windows.

#### CLOAKROOM



Wash hand basin, low level wc, radiator, frosted leaded light upvc double glazed window.

#### SPACIOUS SITTING ROOM 18'0" x 12'7" (5.49 x 3.86)



Two radiators, tiled fireplace with gas fire, leaded light upvc double glazed window to front, double glazed patio doors to rear garden.

#### FURTHER VIEW



KITCHEN/DINER



KITCHEN AREA (needs updating)



DINING AREA 10'3" x 9'11" (3.14 x 3.03)



Believed to be the original kitchen. Wall mounted Worcester gas boiler installed in 2023, leaded light upvc double glazed window to rear, deep under stair storage cupboard, leaded light upvc double glazed door to rear garden.

LANDING



Radiator, leaded light upvc double glazed window, open aspect to kitchen.

Radiator, double airing cupboard, leaded light upvc double glazed window to rear.

**BEDROOM ONE 12'9" x 10'9" (3.91 x 3.29)**



Radiator, built in double wardrobe, leaded light upvc double glazed window.

**BEDROOM TWO 11'8" x 10'0" (3.57 x 3.07)**



Radiator, built in double wardrobe, access to roof space, dual aspect leaded light upvc double glazed windows.

**BEDROOM THREE 9'9" x 6'11" (2.98 x 2.11)**



Radiator, leaded light upvc double glazed window.

**REFITTED FAMILY BATHROOM**



Refitted around 5/6 years ago. White suite comprising panelled bath, low level wc with concealed cistern, vanity wash hand basin, chrome heated towel rail, fully tiled walls, frosted leaded light double glazed window.

**OUTSIDE**

The front garden is laid to lawn with an open design and various shrubs. There is side gate access leading through to the rear garden.

**DRIVEWAY AND DETACHED GARAGE**

Up and over door, power and light connected, upvc part double glazed door to rear garden.

## GENEROUS SIZE REAR GARDEN



Mainly laid to lawn with a crazy paving patio to the rear elevation, flower and shrub borders and fenced and hedgerow boundaries. There is a useful storage area to one side of the house.

## REAR ELEVATION

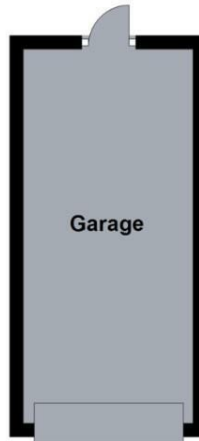


A neighbouring property demonstrates a rear full height and width extension is highly likely to be possible STPP.

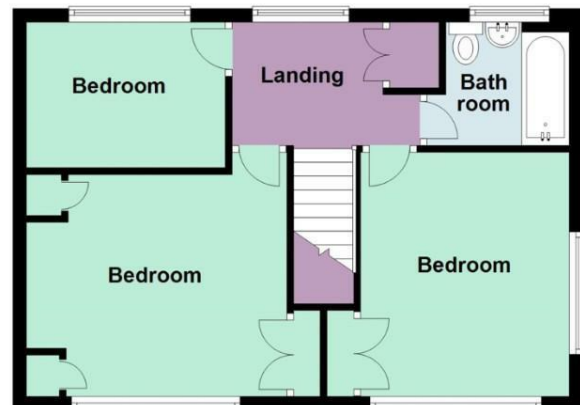
**Ground Floor**



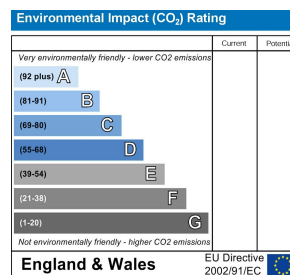
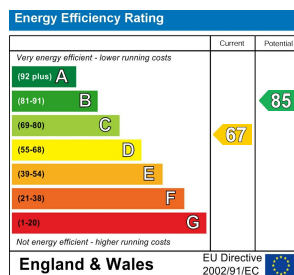
**Outbuilding**



**First Floor**



**APPROX INTERNAL FLOOR AREA 93 SQ M (1000 SQ FT)  
PLUS OUTBUILDING 14 SQ M (150 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
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