



624 Linnet Drive, Chelmsford, CM2 8AZ

£310,000

**\*\* NO ONWARD CHAIN - GARAGE TO REAR \*\*** A THREE BEDROOM mid terraced family home WHICH DOES REQUIRE SOME MODERNISATION. Ground floor: PORCH, GOOD SIZE LOUNGE, DINING ROOM, KITCHEN (needs updating). First floor: THREE BEDROOMS, BATHROOM & SEPARATE WC. The property has upvc double glazing and gas radiator heating (new combination boiler installed in January 2023). There are local schools and a shopping parade in close proximity and there is easy access to the city centre and A12.

#### LOCALITY INFORMATION

There are excellent schools in close proximity which includes Moulsham Infants, Junior and High Schools. Moulsham High School was granted Academy status in 2012. Mildmay Junior School, Mildmay Infant and Nursery School and the Fledgelings Preschool are also close by.

There is a convenience store within walking distance, in addition to other amenities close by to include doctors and dentists surgeries.

There are regular bus services into the city centre which enjoys the mainline railway station to London and a wealth of shopping and recreational facilities, bars and restaurants. The A12, A414 and road links to Stansted airport are easily accessible.

#### ENTRANCE PORCH

Frosted upvc entrance door to porch. Frosted full length double glazed window, glazed door to lounge.

GOOD SIZE LOUNGE 15'1" maximum x 13'8" (4.62 maximum x 4.17)



Radiator, upvc double glazed window, stairs to first floor, arch to dining room.

#### ADDITIONAL VIEW



DINING ROOM 12'10"aximum x 8'4" (3.92maximum x 2.56)



Radiator, upvc double glazed window, deep under stair cupboard, upvc part double glazed door to rear garden and door to kitchen.

**KITCHEN (needs updating) 12'9" x 6'6" (3.91 x 1.99)**



Good range of worktop space with drawers and cupboards below, plenty of eye level cabinets, upvc double glazed window, wall mounted Baxi combination boiler installed in January 2023.

**FURTHER VIEW**



**LANDING**



Access to roof space, built in cupboard.

**BEDROOM ONE 14'6" x 8'11" (4.42 x 2.72)**



Radiator, built in wardrobe, upvc double glazed window.

**BUILT IN WARDROBE**



**BEDROOM TWO 9'11" x 7'5" (3.03 x 2.27)**



Radiator, built in wardrobe, upvc double glazed window.

**BUILT IN WARDROBE**



**BEDROOM THREE 11'5" maximum x 6'0" (3.48 maximum x 1.84)**



Over stair cupboard, upvc double glazed window.

**BATHROOM**



Cast iron bath with shower attachment and tiled wall surround, pedestal wash hand basin, radiator, frosted upvc double glazed window.

SEPARATE WC



Modern low level wc with push button flush, frosted upvc double glazed window.

OUTSIDE

The front garden consists of mature shrubs.

SOUTHERLY FACING REAR GARDEN



The garden is small and therefore a manageable size and is in need of cultivation at present. A pathway provides rear access to the garage.

FURTHER VIEW

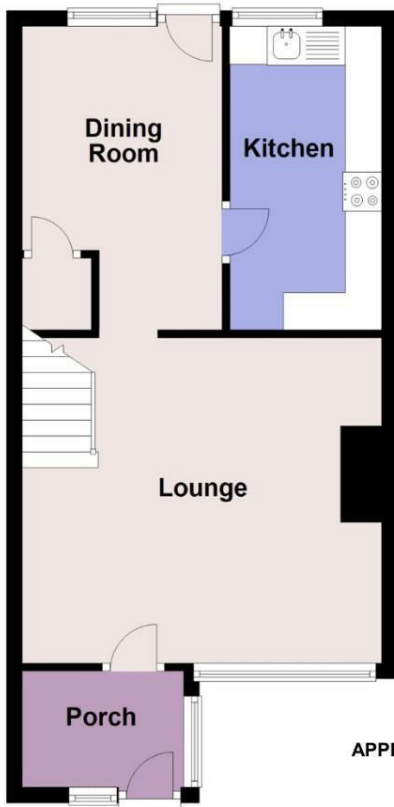


GARAGE TO REAR



The garage is accessed via a service road and is found to the rear of the property and has an up and over door.

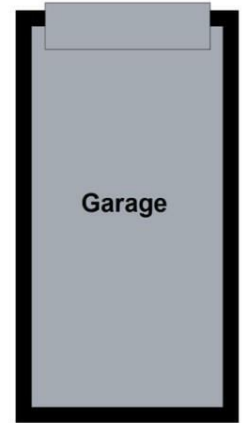
### Ground Floor



### First Floor



### Outbuilding



**APPROX INTERNAL FLOOR AREA 80 SQ M (860 SQ FT) OUTBUILDING 12 SQ M (130 SQ FT)**  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
 All measurements are approximate **NOT** to be used for valuation purposes  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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