



5 The Ray, Chelmsford, CM1 6JU

£375,000

**** NO ONWARD CHAIN - GAS WARM AIR HEATING **** AN EXTENDED TERRACED FAMILY HOME WITH THREE GOOD SIZE BEDROOMS situated in the popular area of Springfield which has excellent schools available and also offers easy access to the A12 and city centre. Ground floor: PORCH, LOUNGE, INNER HALL, CLOAKROOM, KITCHEN, DINING ROOM, CONSERVATORY. First floor: THREE GOOD SIZE BEDROOMS AND EXTENDED LARGE FOUR PIECE FAMILY BATHROOM. The property has upvc double glazed windows and an integral garage which could be converted in to another room if desired. There is a Coop store just across.

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

Upvc entrance door with attractive frosted leaded light windows to porch.

PORCH

Opaque upvc double glazed windows, frosted glazed door to lounge.

LOUNGE 14'6 x 13'1 (4.42m x 3.99m)



Warm air vent, upvc double glazed window to front, door to inner hall.

FURTHER VIEW



INNER HALL

Warm air vent, stairs to first floor, doors to kitchen and cloakroom.

CLOAKROOM



White suite comprising low level wc, vanity wash hand basin with cupboards below, chrome heated towel rail, opaque upvc double glazed window to rear.

KITCHEN 10'8 x 9'11 (3.25m x 3.02m)



Pine fronted units with plenty of worktop space, drawers and cupboards below, gas four ring hob, concealed extractor hood above, electric double oven/grill, range of eye level cabinets with corner display shelving, useful under stair storage space, cupboard housing the gas warm air heating system, built in larder cupboard, warm air vent, upvc double glazed window to rear, opaque upvc double glazed door to rear garden and doorway to dining room.

REVERSE VIEW



DINING ROOM 10'10 x 9 (3.30m x 2.74m)



Bifold upvc double glazed doors to conservatory.

ADDITIONAL VIEW



CONSERVATORY 8'10 x 8'2 (2.69m x 2.49m)



Brick built with upvc double glazed windows and fan lights, upvc double glazed door to rear garden.

LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 14'6 maximum x 13'1 (4.42m maximum x 3.99m)



Range of fitted wardrobes, wall cupboards, and vanity drawer unit, warm air vent, upvc double glazed window to front.

FURTHER VIEW



BUILT DOUBLE WARDROBE



BEDROOM TWO 14'10 maximum x 9'11 (4.52m maximum x 3.02m)



Built in double wardrobe, warm air vent, upvc double glazed window to rear.

BEDROOM THREE 10'7 x 8'10 (3.23m x 2.69m)



Built in single wardrobe with cupboard above, airing cupboard, warm air vent, upvc double glazed window to rear.

BULT IN SINGLE WARDROBE



INDEPENDENT SHOWER TRAY



LARGE EXTENDED FOUR PIECE FAMILY BATHROOMR 10 x 8'10 (3.05m x 2.69m)



The bathroom is split level with a panelled bath, independent shower tray with electric shower, vanity wash hand basin with cupboards below, low level wc, part tiled walls, chrome heated towel rail, feature archway, opaque upvc double glazed window to front.

OUTSIDE

There is a well stocked shrub with stone border.

INTEGRAL GARAGE 15'10 x 9 (4.83m x 2.74m)

Could easily be converted in to another room if desired. Up and over door and power and light connected, personal door to dining room.

REAR GARDEN



The garden has brick a brick paved pathway to the rear elevation, the remainder is laid to lawn with a further small brick paved patio area to the lower garden area. There are well stocked flower and shrub borders with fenced boundaries.

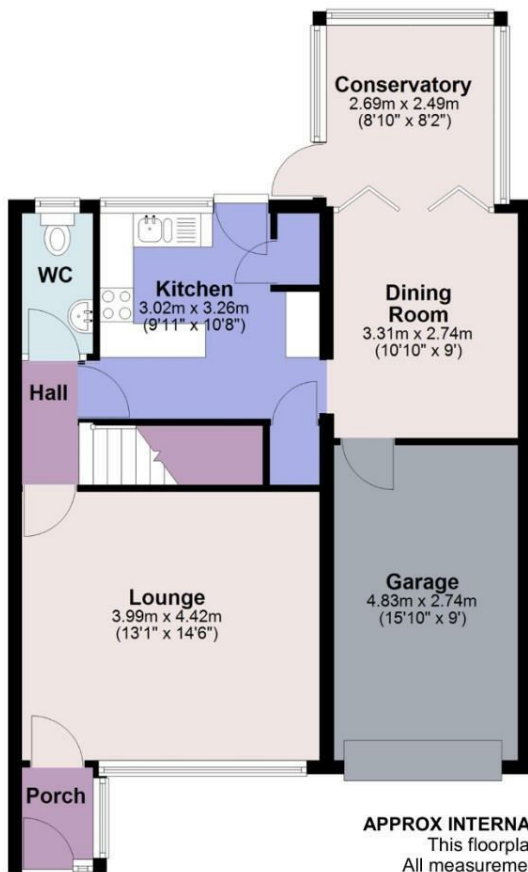
REAR ELEVATION



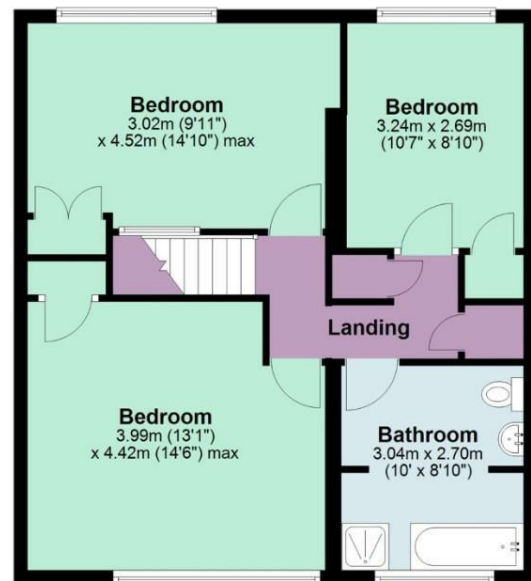
PLEASANT SEATING AREA



Ground Floor

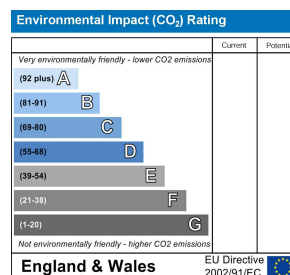
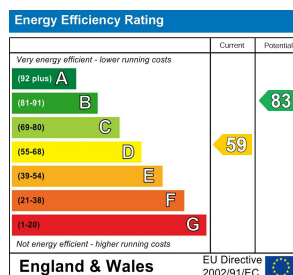


First Floor



APPROX INTERNAL FLOOR AREA 128 SQ M (1370 SQ FT) (Includes Garage)

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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