



4 Milburn Crescent, Chelmsford, CM1 3BZ

£290,000

\* NO ONWARD CHAIN \* \* SEE AGENTS NOTE \* Leonard Gray Estate Agents are pleased to market this THREE BEDROOM TERRACED HOUSE, offering RENOVATION POTENTIAL. The property offers PLEASANT GREENSWARD VIEWS to the front and a GOOD SIZE GARDEN to the rear, as well as gas central heating and double glazed windows. There is a GARAGE EN BLOC and unrestricted ON STREET PARKING IS AVAILABLE.



#### AGENTS NOTE

We understand that properties in this area are of non-traditional Laing Easiform construction - although this is not assumed to be problematic, all potential purchasers are encouraged to consult with a mortgage broker prior to offering.

#### PORCH

A double glazed upvc porch with sliding door, fan light and light fitting. Part double glazed door to hall.

#### ENTRANCE HALL

Double glazed window to porch, stairs rising to first floor with stairlift to remain, radiator, part glazed door to Lounge, door to Kitchen/Diner and under-stair storage cupboard housing meters, textured walls and ceilings.

#### LOUNGE 13'2" (max) x 10'2" (4.02 (max) x 3.12)



Double glazed window to front, radiator, electric fire with ornamental wooden surround, wall lights, textured walls and ceiling.

#### FURTHER VIEW



#### KITCHEN/DINER 18'9" x 10'3" (5.74 x 3.14)



The kitchen area is fitted with a range of base and eye level units, with ample worktop space and stainless steel one and a half sink and drainer unit, freestanding oven and hob with extractor over, space for fridge-freezer (fridge to remain), as well as washing machine and tumble dryer to remain. Wall mounted 'Ideal' gas boiler. Double glazed door and further double glazed window to dining area, leading to rear garden. Built in larder cupboard, vinyl flooring and textured ceilings.

#### REVERSE VIEW



#### LANDING

Doors to all bedrooms, separate Bathroom and WC, door to airing cupboard housing hot water tank. We are advised that the loft is boarded and insulated, but not laddered. Textured walls and ceilings.

**BEDROOM ONE 11'3" (max) x 12'10" (3.45 (max)) x 3.92)**



Measurements including wardrobes. Double glazed window to front, radiator, numerous fitted wardrobes, built in storage cupboard.

**FURTHER VIEW**



**BUILT IN WARDROBES**



**BEDROOM TWO 12'11" x 10'0" (3.94 x 3.05)**



Double glazed window to rear, radiator, built in storage cupboard.



BUILT IN STORAGE CUPBOARD



ADDITIONAL VIEW



BEDROOM THREE 8'2" x 8'4" (2.49 x 2.55 )



Double glazed window to front, radiator, borrowed light panels to hallway, stair bulkhead to corner.

SEPARATE BATHROOM AND WC



Each with an obscured double glazed window to rear, and fitted with a coloured suite comprising a low level WC, pedestal wash basin and bath with shower over. Tiled walls, wall mounted medicine and radiator to Bathroom. Laminate flooring and borrowed light panels from hallway, to both rooms.

## OUTSIDE



To the front of the property is a paved courtyard style garden with low wall of brick and wrought iron. A passageway provides independent gated access to the gardens of numbers 4 and 6.

At the rear is a good size garden commencing with a large patio with storage structure, water tap and low wall. The remainder is mainly laid to lawn with further timber shed to remain.

## GARAGE

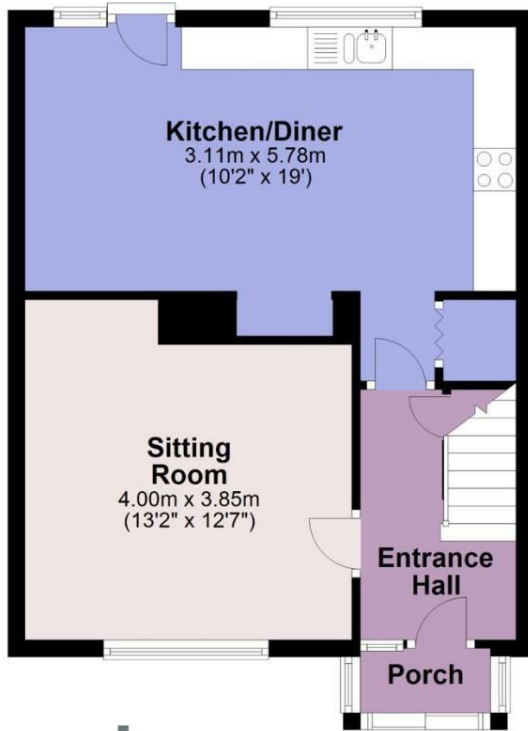


The garage is located en bloc just a short walk away, in Brendon Place. We understand that the locking mechanism is faulty, and therefore the garage is currently inaccessible.

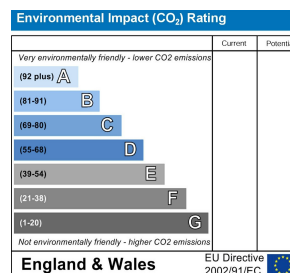
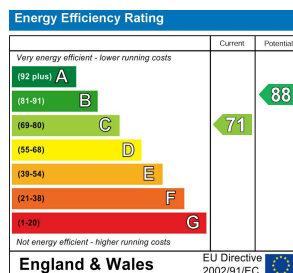
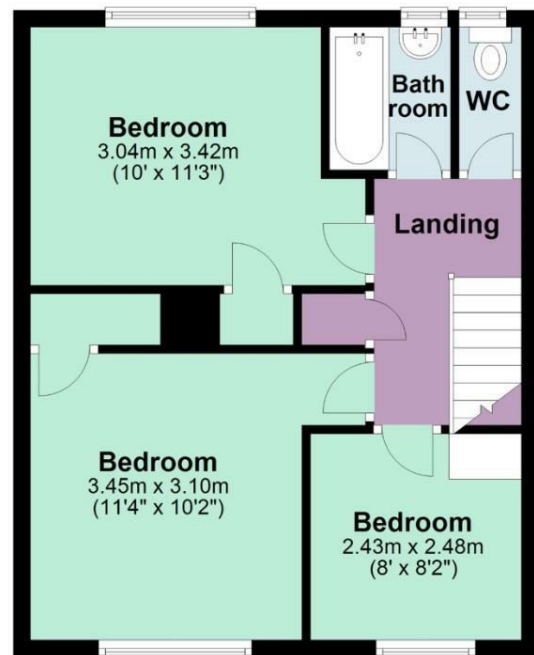
## FURTHER GARAGE VIEW



## Ground Floor



## First Floor



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