

Paul Mason Associates



Wellington Close, Chelmsford, CM1 2EE  
Offers in excess of £399,995



- Three Bedroom Family Home
- Large Kitchen/Dining Room
- Lounge
- Cloakroom
- Three Double Bedrooms
- Fitted Family Bathroom
- Sought After Location
- Secluded Rear Garden
- Communal Parking Area to Front & Rear
- EPC - D

This well pretested three bedroom end terrace is conveniently located to the west side of the City. The property is within walking distance of local shops and schools and Doctors surgery. Bus services connect to the City centre for comprehensive shopping and leisure facilities along with main line rail station to Liverpool Street.

The accommodation includes an entrance hall, lounge, kitchen/dining room and a cloakroom. To the first floor the accommodation boasts three double bedrooms, hallway and a fitted family bathroom.

Externally, the property is set back from the road with a well maintained rear garden. There is parking to the front and rear of the property. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		
	67		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## ACCOMMODATION

### GROUND FLOOR

#### Hallway

Obscure part glazed entrance door to front. Stairs to first floor. Two storage cupboards. Wood effect flooring. Radiator. Doors to :-

#### Lounge

5.2m x 3.3m (17'0" x 10'9" )  
Double glazed French doors leading to rear garden with two side windows. Coved ceiling. Wood effect flooring. Radiator.

#### Kitchen/Dining Room

4.7m x 3.4m (15'5" x 11'1" )  
Double glazed bay window to front. Inset spotlights. Wooden units fitted to eye and base level with stone effect work surfaces. Inset sink and drainer with tiled splashbacks. Smeg six ring gas hob. Double electric oven. Space for washing machine, dryer and dishwasher. Storage cupboard. Wood effect flooring. Radiator.

#### Cloakroom

Obscure double glazed window to front. Two piece suite comprising low level WC and wash hand basin. Tiled splashbacks.

### FIRST FLOOR

#### Landing

Stairs to ground floor. Access to

loft hatch. Storage cupboard. Doors to :-

#### Bedroom One

3.7m x 3.4m (12'1" x 11'1" )  
Double glazed window to front. Inset spotlights. Built in wardrobes. Wood effect flooring. Radiator.

#### Bedroom Two

4.0m x 3.4m (13'1" x 11'1" )  
Double glazed window to rear. Wood effect flooring. Radiator.

#### Bedroom Three

2.6m x 2.6m (8'6" x 8'6" )  
Double glazed window to rear. Coved ceiling. Wood effect flooring. Radiator.

#### Family Bathroom

Obscure double glazed window to front. Three piece suite comprising panelled bath with shower attachments, vanity wash hand basin and low level WC. Part tiles walls. Wood effect flooring. Radiator.

### EXTERIOR

#### Rear Garden

Block paved patio area with the remainder laid to lawn. Fenced to boundaries. Shed to remain. Decorative raised flower beds. Gate to rear providing access to communal parking area.

#### Frontage

Pathway leading to entrance door. Remainder laid to lawn with shrubbery. Outside lighting.

#### Parking

Parking is available to the front & rear of the property.

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating  
Local Authority - Chelmsford

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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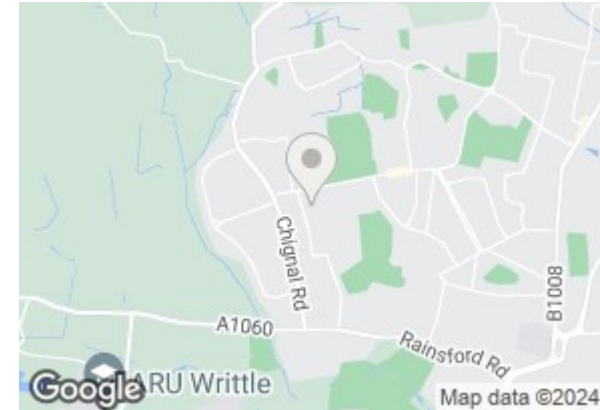
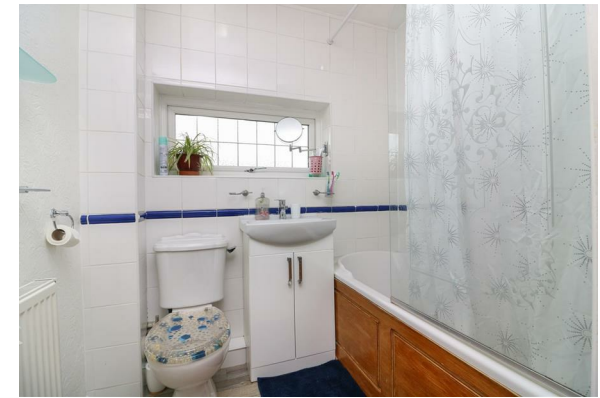
Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
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