

Paul Mason Associates



Springfield Park Lane, Chelmsford, Essex, CM2 6EG
Guide price £340,000

- Popular location, approx one mile from the city centre and train station
- Three bedroom semi detached house
- Modern re-fitted first floor bathroom
- Spacious lounge/dining room
- Fitted kitchen
- Gas central heating
- UPVC double glazing
- Secluded rear garden
- Early viewing advised
- EPC - D

Ideally positioned within walking distance of the city centre and approximately one mile from the train station, is this three bedroom semi detached family home. The property is well presented throughout with the accommodation comprising three good size bedrooms, re-fitted first floor bathroom, 23'3 x 12' lounge/dining room and fitted kitchen. There is also gas central heating, UPVC double glazed windows and a secluded low maintenance rear garden. The property is also conveniently positioned within walking distance of Trinity Road Primary School and Boswells Secondary School. Early viewing strongly advised to avoid disappointment.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Dining Room

7.09m x 3.68m (23'3" x 12'0")

Kitchen

3.28m x 2.18m (10'9" x 7'2")

FIRST FLOOR

Bedroom One

3.78m x 3.28m (12'4" x 10'9")

Bedroom Two

3.17m x 2.90m (10'4" x 9'6")

Bedroom Three

2.69m x 2.18m (8'9" x 7'1")

Bathroom

Landing

EXTERIOR

Rear Garden

Front Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

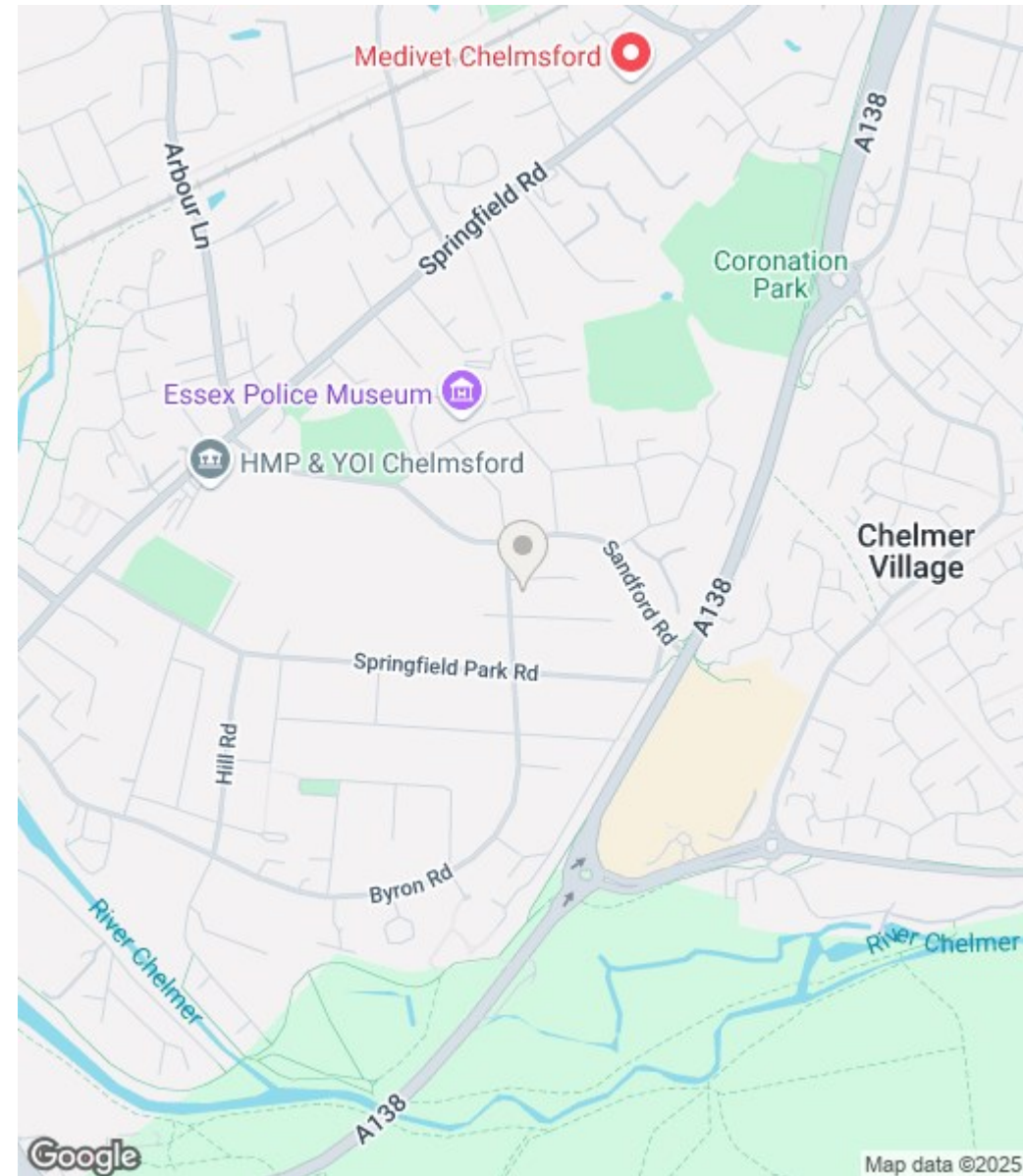
Viewings

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





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