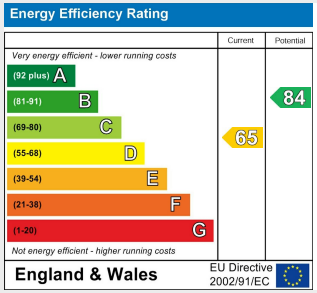
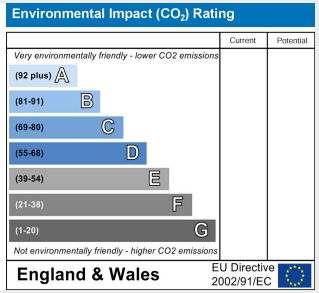
Sparrows Close, Highwood, Chelmsford, CM1 3RQ

Guide price £350,000

- In Need Of Refurbishment
- Three Bedroom End Of Terrace Property
- Semi-Rural Location Close To Writtle
- Lounge
- Kitchen / Dining Room (New IKEA Kitchen To Be Fitted)
- Garage Plus Driveway
- Ground Floor Cloakroom
- Easy Access To Writtle, Chelmsford, A414 & A12
- NO ONWARD CHAIN





Gary Townsend at Paul Masson Associates offers this three bedroom property in need of modernisation which comes with NO ONWARD CHAIN. This is a wonderful opportunity for an Investor or First Time Buyer looking to get on the property ladder, to put their own stamp on this village home. (Please not that a NEW KITCHEN is to fitted in the property before completion).

The property is situated in Loves Green which provides wonderful walks and rides through local countryside. Loves Green itself is positioned in between Writtle, Blackmore and Ingatestone. Chelmsford city centre is approximately 5 miles away and has an array of shopping and leisure facilities, plus mainline railway station linking London's Liverpool Street station. The village of Ingatestone has a selection of independent High Street shops and also has a mainline railway station and is approximately 3 miles away. Writtle with its village duck pond, local parade of shops and amenities is approximately 2.7 miles away.

Sparrows Close, Loves Green, Chelmsford, CM1 3RQ

Paul Masson Associates

Produced by Elements Property

DISTANCES

Ingatestone Station: 3.0 miles
Chelmsford Station: 5.8 miles
Shenfield Station: 8.5 miles
Fryerning: 2.2 miles
Writtle: 2.7 miles
Blackmore: 2.7 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor and radiator.

Lounge

4.24m x 3.06m (13'10" x 10'0")
Two double glazed windows to front, radiator and tiled floor.

Kitchen Area

3.42m x 2.00m (11'2" x 6'6")
The kitchen will be fitted with a new IKEA kitchen to include: modern high gloss base and wall units with granite effect work surfaces, one and half bowl sink drainer with central mixer tap, built-in electric oven with hob and extractor over, space for fridge/freezer, dishwasher and asking machine. but all other areas will need to be finished.

Dining Area

3.67m x 2.55m (12'0" x 8'4")
Open plan to Kitchen, radiator and French doors to rear garden.

Rear Lobby

Doors to rear, cloakroom and kitchen / dining room.

Cloakroom

Opaque window to side, LLWC and tiled flooring.

FIRST FLOOR

Landing

Bedroom One

4.22m x 2.51m (13'10" x 8'2")
Double glazed window to rear, radiator and exposed floorboards.

Bedroom Two

3.38m x 3.12m (11'1" x 10'2")
Double glazed window to front, built-in cupboard, radiator and exposed floorboards.

Bedroom Three

2.74m x 2.36m (8'11" x 7'8")
Double glazed window to front, radiator and exposed floorboards.

Bathroom

Window to rear, panelled bath, LLWC, and pedestal wash hand basin.

EXTERIOR

Garage & Parking

The property has a gated driveway and single garage to the rear.

Rear Garden

The property benefits from a rear garden that leads to the driveway and garage.

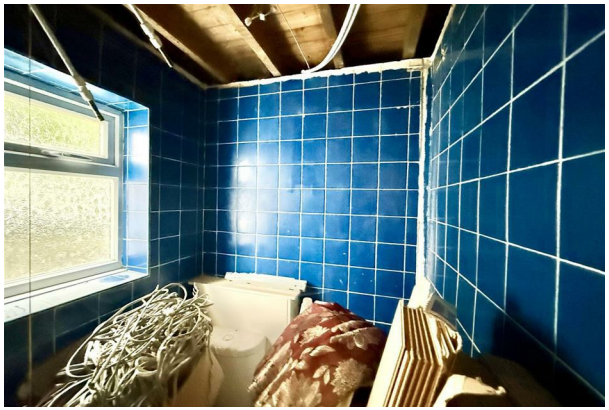
Important Notices

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.

Viewings

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



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