

Paul Mason Associates



Beardsley Drive, Chelmsford, CM1 6ZG  
Guide price £229,995

- Double Bedroom FREEHOLD House
- Open Plan Lounge / Kitchen / Dining Room To First Floor
- Ground Floor Bathroom
- Ground Floor Bedroom
- Entrance Hall
- Garden Plus Allocated Parking
- Close To The New Beaulieu Park Train Station
- Easy Access To A130 and A12, Plus Chelmsford City Centre

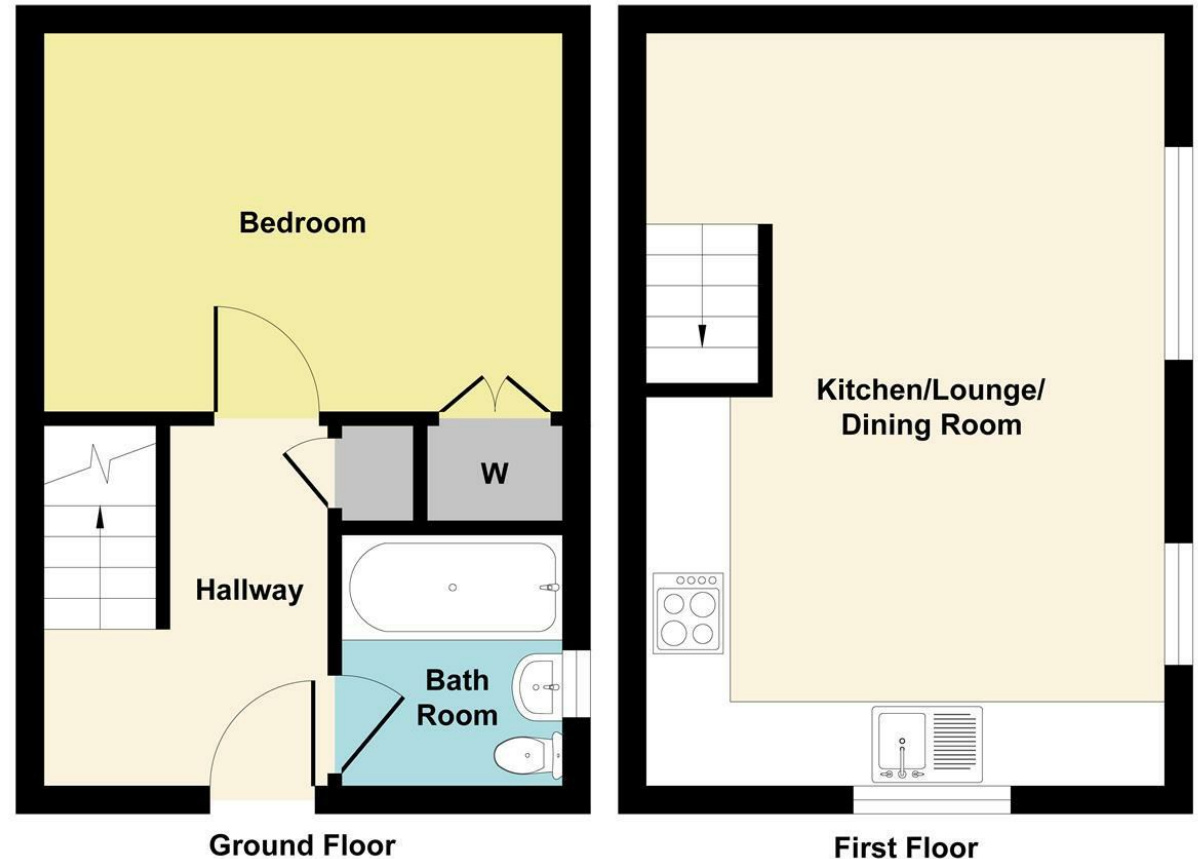
Gary Townsend at Paul Mason Associates offers this one bedroom property located in the popular area of North Springfield and is offered with VACANT POSSESSION. The property would be an ideal purchase for a First Time Buyer or Investor.

In need of modernisation, this home provides the ideal opportunity to put your own stamp on the property. There is an entrance hall, bathroom and double bedroom to the ground floor, plus a light and airy open plan kitchen / dining / lounge on the first floor. Externally, there is a lawn area and private parking space.

Nearby is a Sainsbury's supermarket plus easy access to the A130 and A12 are also offered with Chelmsford City Town and Railway Station around a 10 minute drive. There is also the planned Beaulieu Park Railway Station in close proximity.

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Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			57
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

## DISTANCES

Beaulieu Park Station: 1.5 miles

Chelmsford Station: 3.9 miles

A12: 1.3 miles

Stansted Airport: 17.3 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage under, airing cupboard, carpet to floor and textured ceiling.

#### Bathroom

Opaque window to front, panelled bath with central mixer tap and shower attachment over, LLWC, pedestal wash hand basin, shaver point, wall heater, laminate flooring and textured ceiling.

#### Double Bedroom

3.68m x 2.72m (12'0" x 8'11")

Window to front, built-in wardrobe, wall heater, carpet to floor and textured ceiling.

### FIRST FLOOR

#### Kitchen / Dining / Lounge

3.69m x 3.20m (12'1" x 10'5")

An open plan space with windows to

both front and side. The kitchen area requires completing, to what could be a light and airy living space.

### EXTERIOR

#### Garden & Parking

The front of the property is laid to lawn and leads to an allocated parking space, plus visitor space. There is also an outside utility shed close to the front door.

#### 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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