

**Regency Close
CHELMSFORD
CM2 6DU
£500,000 - £515,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **Walking Distance to Train Station & City Centre**
- **Quiet Cul-de-Sac**
- **Three Double Bedrooms, One With Balcony**
- **Large Lounge/Diner**

- **Contemporary Fitted Kitchen**
- **Cloakroom & Family Bathroom**
- **Off Road Parking**
- **Private Rear Garden**
- **Keenly Priced as Seller Now Found**

**** KEENLY PRICED AND PERFECTLY POSITIONED, THREE BEDROOM FAMILY HOME IN A QUIET CUL DE SAC - WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE ****

Welcome to this beautifully re-modelled, 3 bedroom home, ideally situated in the heart of Chelmsford City.

Featuring on the ground floor a contemporary kitchen with breakfast bar, office/4th bedroom, large open plan lounge/diner plus cloakroom.

To the first floor there are three double bedrooms (the 2nd bedroom enjoys a balcony) and a modern family bathroom.

The rear garden is a private space with patio, lawn with tree and shrub borders. This home sits on a wider than average plot with plenty of off road parking for up to three vehicles.

THE SELLER HAS NOW FOUND THEIR DREAM HOME, COULD THIS ONE BE YOURS?!



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Laminate flooring, centre light, radiator, doors leading to:

KITCHEN/BREAKFAST ROOM

15' 11" x 7' 7" (4.85m x 2.31m)

Window to front, tiled flooring, inset spot lights, radiator. Range of contemporary cream gloss wall and base units with Quartz work top, integrated dishwasher, integrated fridge/freezer, gas range cooker, inset sink/drainer, space for washing machine, breakfast bar.

OFFICE/4TH BEDROOM

11' 0" x 6' 11" (3.35m x 2.11m)

Window to front, laminate flooring, centre light, radiator.

CLOAKROOM

6' 11" x 3' 5" (2.11m x 1.04m)

Tiled flooring, centre light, low level WC and wall mounted wash basin.

LOUNGE/DINER

19' 1" x 13' 0" (5.81m x 3.96m)

Bay window to rear, French doors to rear, laminate flooring, inset spot lights, two radiators, stairs to first floor.



FIRST FLOOR LANDING

Carpet, radiator, double storage cupboard, loft access.

PRINCIPAL BEDROOM

13' 1" x 10' 8" (3.98m x 3.25m)

Window to rear, carpet, centre light, radiator, storage cupboard.

BEDROOM TWO

11' 2" x 8' 5" (3.40m x 2.56m)

Window to front, doors to balcony, carpet, centre light, radiator, double fitted wardrobe.

BEDROOM THREE

9' 9" x 8' 2" (2.97m x 2.49m)

Window to rear, carpet, centre light, radiator, double fitted wardrobe.

FAMILY BATHROOM

7' 10" x 5' 2" (2.39m x 1.57m)

Obscured window to front, tiled flooring, inset spot lights. P shaped bath with shower over, low level WC and pedestal wash hand basin. Fully tiled walls, heated towel rail, airing cupboard.

EXTERIOR

FRONT

Block paved driveway with parking for up to three vehicles, side access to garden.

REAR

Block paved patio, laid to lawn, tree and shrub borders.

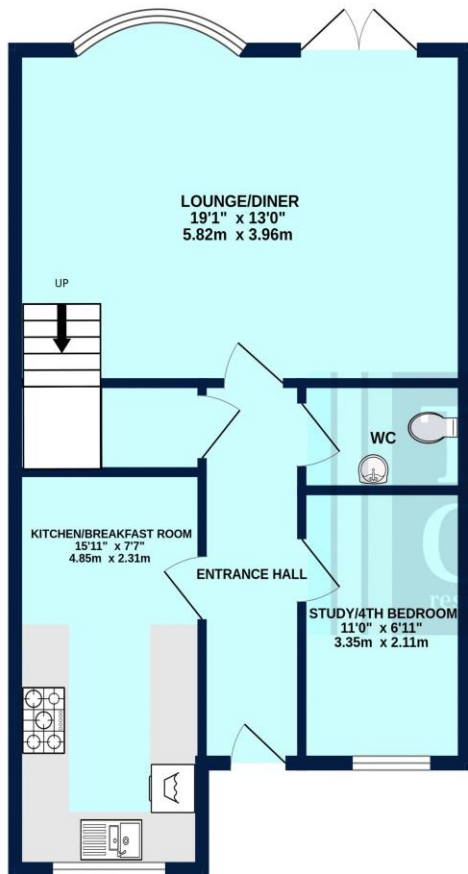




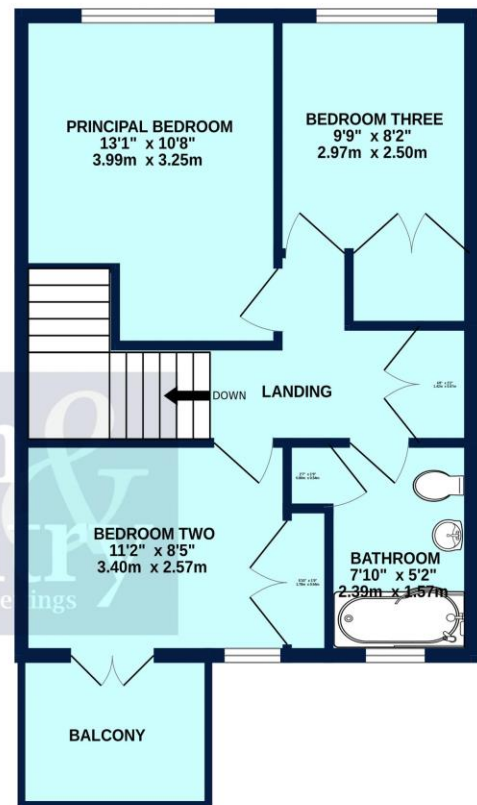


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



REGENCY CLOSE

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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