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Sales & Lettings Agents

For Sale

Adrians
Commercial Experience



Rainsford Road, Chelmsford, CM1 2QL

Situated within close proximity of Chelmsford City centre and railway station is this much improved and extended five bedroom family property. The accommodation is arranged over 3 floors with the top floor having two bedrooms and has the benefit of an en-suite shower room to the main bedroom. The middle floor there are three further bedrooms with bedroom two also having an en-suite. To the ground floor there is a good size lounge/dining room along with a pleasant high gloss fitted kitchen. The property is being sold with no onward chain.



5 Bedroom(s)



1 Reception(s)



4 Bathroom(s)



Door leading through to

ENTRANCE PORCH

Further door leading through to

LOUNGE / DINING ROOM 9.98m (32'9) x 4.42m (14'6)

Stairs rising to first floor, wood style laminated flooring, feature fireplace with wood burning stove, radiators, large under stairs storage space, doorway leading through to

KITCHEN 4.67m (15'4) x 2.97m (9'9)

Fitted in a range of modern high gloss wall and base level units, roll edge black stone worktops, inset gas hob with extractor hood over, integrated dishwasher, fridge freezer, base oven with microwave above, tiling to floor and walls, smooth ceiling, down lighting, double glazed French doors giving access to the garden, further door leading through to

UTILITY ROOM 2.59m (8'6) x 1.12m (3'8)

Base level cupboards, wood worktops, plumbing for washing machine, space for tumble dryer, radiator, tiling to floor, doorway through to

SHOWER ROOM

Double shower cubicle, low level w.c and wash hand basin, towel rail, tiling to floor.

FIRST FLOOR LANDING

Doors to

BEDROOM 6.22m (20'5) x 4.47m (14'8)

Fitted wardrobes to one wall, wood flooring, radiator, windows to front with fitted shutters, doorway leading to

EN-SUITE SHOWER ROOM

Corner shower cubicle, vanity unit housing was hand basin and twin flush low level w.c, tiling to floor and walls, double glazed obscure window to side.

BEDROOM 3.51m (11'6) x 2.57m (8'5)

Double glazed window to rear, radiator.

BEDROOM 3.18m (10'5) x 2.51m (8'3)

Double glazed window to rear, radiator.

BATHROOM

White suite comprising panel enclosed bath with shower over and glass screen to side, vanity wash hand basin with mixer tap, twin flush low level w.c, tiling to floor and walls, double glazed obscure window to side.

SECOND FLOOR LANDING

Two sky windows, doors leading through to

BEDROOM 8.59m (28'2) x 4.45m (14'7) MAXIMUM

Wood style laminated flooring, double glazed window to rear, radiator, dressing area to one corner, door to

EN-SUITE

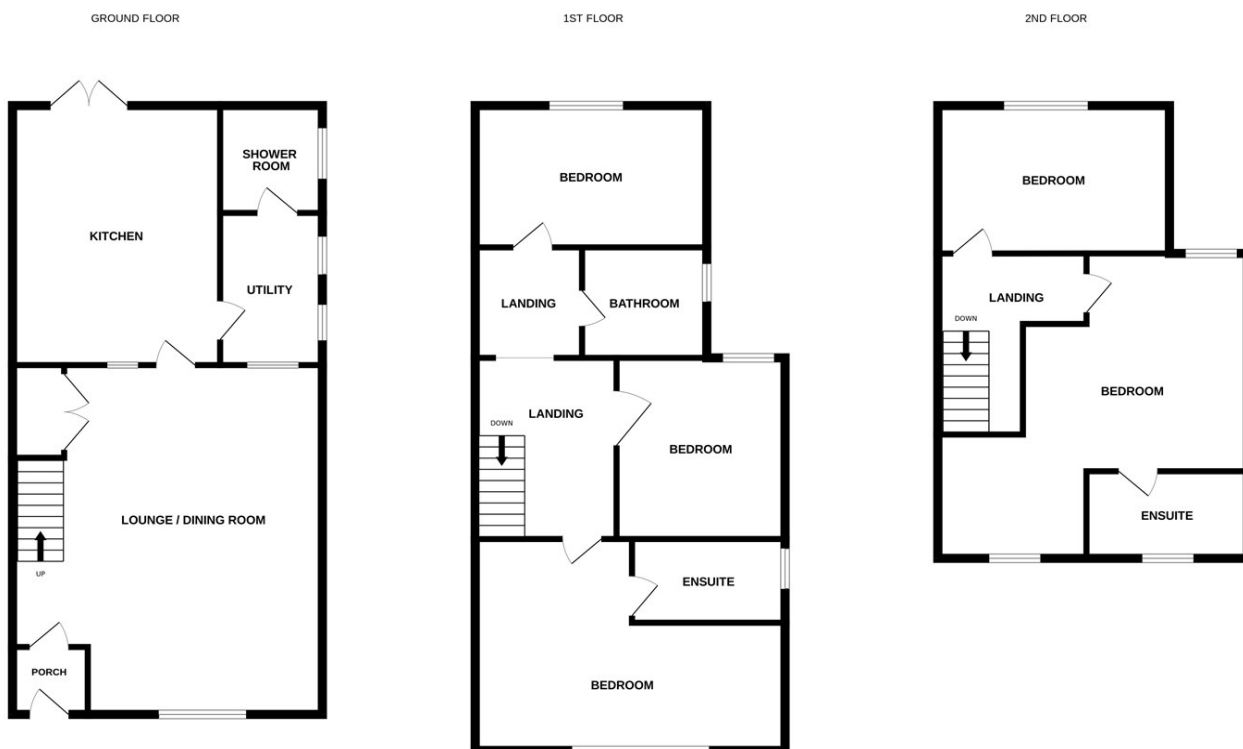
Corner shower cubicle, vanity wash hand basin with mixer tap, twin flush low level w.c, tiling to floor and walls, extractor fan, sky window to front.

BEDROOM 2.84m (9'4) x 3.02m (9'11)

Wood style laminated flooring, radiator, window to rear.

OUTSIDE

The rear garden is landscaped with a storage shed, patio area, walled to boundaries, lighting, exterior tap, gate giving side access to Maltese Road. The property has residential parking.



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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EPC RATING: D
COUNCIL TAX BAND: C
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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