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For Sale

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Cypress Drive, Moulsham Lodge, Chelmsford, CM2 9LU

This semi-detached three bedroom family home has been extended to the ground floor to provide a useful annexe area which includes a kitchen, shower room and reception. The property also benefits from a double glazed conservatory and a well established rear garden. Local shops in Gloucester Avenue are within 1/4 of a mile, along with bus routes to Chelmsford City centre. Off road parking is provided to the front for 2 vehicles.



3 Bedroom(s)



2 Reception(s)



2 Bathroom(s)

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Entrance door leading through to

ENTRANCE PORCH

Access to inner hall, door to

ANNEXE RECEPTION ROOM 3.66m (12'0) x 2.69m (8'10)

Double glazed window to front, radiator, doorway through to

ANNEXE KITCHEN 4.78m (15'8) x 2.54m (8'4)

Fitted with a range of wall and base level units, roll edge work surface, inset single bowl sink unit with mixer tap, splash back tiling, radiator, double glazed window to rear, door to

GROUND FLOOR SHOWER ROOM

Three piece suite comprising walk-in shower cubicle, wall mounted wash hand basin, low level w.c, tiling to walls, double radiator, double glazed obscure window to rear.

INNER HALL

Stairs that rise to the first floor, under stairs storage, cupboard, radiator, door to

LOUNGE 3.71m (12'2) x 3.48m (11'5)

Double glazed window to front, radiator.

KITCHEN / DINING ROOM 5.41m (17'9) x 3.18m (10'5)

Fitted with a range of white wall and base level units, roll edge worktops, inset one and a quarter bowl stainless steel sink unit with mixer tap, four ring gas hob with cooker hood above, eye level oven with microwave above, wall mounted gas boiler, splash back tiling, double glazed window to side, adjacent double glazed door giving access to the garden, double radiator, double glazed patio doors to

CONSERVATORY 2.9m (9'6) x 2.67m (8'9)

Double glazed windows to rear and sides, French doors giving access to the garden, radiator.

FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, doors to

BEDROOM ONE 3.38m (11'1) x 3.15m (10'4)

Double glazed window to front, radiator, built in wardrobes.

BEDROOM TWO 3.1m (10'2) x 2.92m (9'7)

Double glazed window to rear, radiator, built in storage cupboard.

BEDROOM THREE 2.11m (6'11) x 1.93m (6'4)

Double glazed window to front, radiator.

BATHROOM

Two piece suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards beneath, tiling to walls, double glazed obscure window to rear, radiator.

SEPARATE W.C

Low level w.c, double glazed obscure window to rear.

REAR GARDEN

The rear garden has a large patio area, the majority being laid to lawn with established flower and shrub borders, timber shed, central pathway, further patio area with hedging.

PARKING

To the front of the property there is off road parking for 2 vehicles.



EPC RATING: C
COUNCIL TAX BAND: D
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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For more information, please contact

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