

Adrians

Sales & Lettings Agents

For Sale

Adrians
Care, Trust & Experience



Madeline Place, Chelmsford

We take pleasure in bringing to the market this lovely two bedroom end terrace property situated in Newlands Spring. The current vendors have tastefully modernised and decorated the property internally, whilst to the rear is a newly landscaped garden with seating area and raised beds. There is off street parking to the front and pleasant views over woodland to the rear.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



KITCHEN / BREAKFAST ROOM 4.04m (13'3) x 2.67m (8'9)

Inset spot lights, double glazed window to front, modern range of contrasting wall and base level units, slimline worktops incorporating breakfast bar, inset sink unit, space for washing machine and fridge freezer, integrated dishwasher, door through to

SITTING ROOM 4.04m (13'3) x 3.38m (11'1)

Inset spot lights, double glazed window to rear, stairs rising to first floor, under stairs recess with built in seating/storage, radiator, door through to

CONSERVATORY 3.56m (11'8) x 2.54m (8'4)

Double glazed windows to rear and side overlooking the garden, radiator.

FIRST FLOOR LANDING

Loft access, doors to

BEDROOM ONE

Double glazed window to rear overlooking garden and woodland beyond, large over stairs storage cupboard, further built in double wardrobe, radiator.

BEDROOM TWO

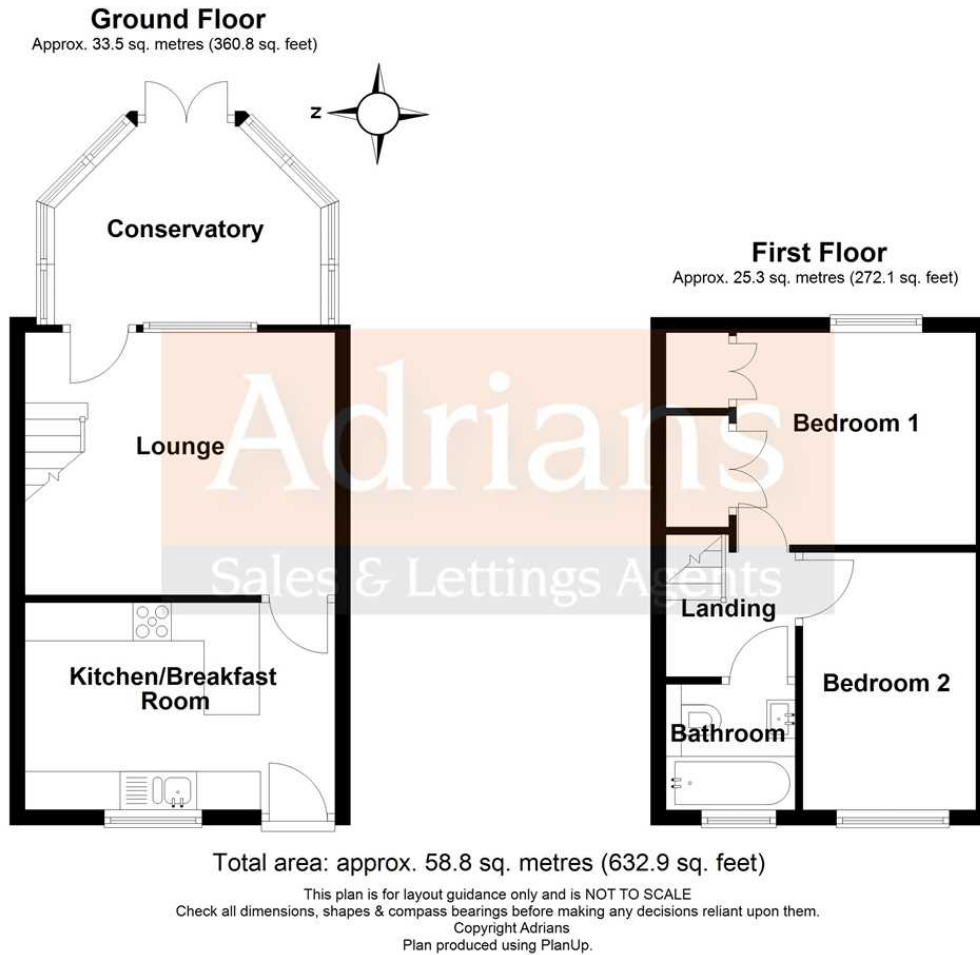
Double glazed window to front, radiator.

BATHROOM

Refitted with a white suite comprising panel enclosed bath with mixer tap, fitted shower with rain head and separate hose, glazed screen to side, wash hand basin with mixer tap, w.c with concealed cistern, tiled flooring, towel warmer, part tiled walls, double glazed window to front, inset spot lights, extractor fan.

OUTSIDE

As mentioned previously there is off street parking to the front. To the rear there is an attractive and modern landscaped garden commencing with a paved terrace opening onto central artificial lawn flanked by raised beds to borders. To the far end of the garden there is a tiered deck area with timber outbuilding which has potential for multiple use.



EPC RATING: C
COUNCIL TAX BAND: C
POSTCODE: CM1 4XD
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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact
Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk