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Little Orchards, Chelmsford

Little Orchards is a small development of properties tucked away from the main Broomfield Road and specifically for those aged 55 years and over. Chelmsford City centre is within just a short drive whilst more local amenities and open green space are within a short walk. Each property has its own entrance and each enjoy the use of the impeccably kept communal grounds and gardens, and some including this particular property has its own allocated car port parking. Number 8 is a Superb two bedroom two storey property with a fantastic lounge opening directly onto the communal gardens, a modern kitchen with separate utility/shower room whilst to the first floor are two double bedrooms each with an en-suite. The property has been very well looked after and is presented to a very good standard. Viewing is strongly advised.



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)

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RECEPTION HALL

Coving to ceiling, double glazed window to side, useful storage cupboard, stairs rising to first floor with further under stairs storage, wall mounted heater, doors to

LIVING ROOM 6.27m (20'7) x 4.17m (13'8)

Coving to ceiling, large double glazed window to one side, superb French style doors glazed either side opening onto communal gardens, fireplace, wall light point, wall mounted electric heater.

UTILITY ROOM / SHOWER ROOM 2.72m (8'11) x 1.91m (6'3)

Inset spot lights, coving to ceiling, obscure double glazed window to side, base level units with roll edge worktops over, inset circular sink unit with mixer tap, space for washing machine and tumble dryer, close coupled w.c, seamless walk-in shower area with tiled walls.

KITCHEN 3.45m (11'4) x 2.74m (9')

Inset spot lights, coving to ceiling, double glazed window to front, further double glazed window to side, fitted with a comprehensive range of beech style wall and base level fronted units, roll edge worktops, inset single drainer sink unit, Siemens four ring electric hob, separate mid level over, integrated dishwasher, space for small breakfast table, wall mounted heater.

FIRST FLOOR LANDING

Coving to ceiling, cupboard housing water boiler, wall mounted heater, double glazed window to side, useful large walk-in double storage cupboard, loft access, doors to

BEDROOM ONE 4.8m (15'9) x 3.2m (10'6)

Coving to ceiling, two double glazed windows to front, over stairs storage cupboard, further built in double wardrobe, electric heater, telephone point.

EN-SUITE 2.51m (8'3) x 1.17m (3'10)

Inset spot lights, coving to ceiling, obscure double glazed window to side, white suite comprising step-in shower, pedestal wash hand basin, close coupled w.c, part tiling to walls, heated towel rail.

BEDROOM TWO 3.3m (10'10) x 3.53m (11'7)

Coving to ceiling, double glazed window to side overlooking communal gardens, two built in double wardrobes, wall mounted heater.

EN-SUITE 1.98m (6'6) x 3.12m (10'3)

Obscure double glazed window to side, white suite comprising panel enclosed bath with telephone style mixer tap and shower attachment, wall hung wash hand basin, close coupled w.c, separate step-in shower unit, part tiling to walls.

COMMUNAL GROUNDS

The property is surrounded by impeccably well maintained communal lawns and garden. Number 8 has its own small terrace, ideal for table and chairs, with access gained directly from the living room. There is a gravelled driveway leading to an car port.

AGENTS NOTE

We understand that dogs are not permitted at this development.



EPC RATING: D
COUNCIL TAX BAND: E
Share of Freehold
LEGNTN OF LEASE: approx. 129 years remaining
ANNUAL SERVICE CHARGE: £2400

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
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