

Adrians

Sales & Lettings Agents

For Sale



Pryors Road, Galleywood, Chelmsford, CM2 8SA

This lovely three bedroom mid-terrace family home is being brought to the market for the very first time in many years. Overlooking a small greensward, the house offers a largely peaceful setting on a walkway with access also via the rear garden and service road. The property has been well maintained by its current owner, affords a good size rear garden and garage in block. Pryors Road itself is within close proximity of local schooling and Galleywood shopping parade. Viewing is advised.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Double glazed entrance door to

ENTRANCE HALL 4.57m (15') IN DEPTH x m (')

Coving to ceiling, stairs rising to first floor with under stairs recess, radiator, doors to

LOUNGE 3.84m (12'7) x 3.12m (10'3) + RECESS

Double glazed window to front, coving to ceiling, gas fire, archway through to

DINING ROOM 3.25m (10'8) x 2.95m (9'8)

Coving to ceiling, radiator, sliding doors opening onto patio.

KITCHEN 4.19m (13'9) x 2.06m (6'9)

Double glazed window to side, fitted with a comprehensive range of wall and base level units with worktops over, inset single drainer sink unit with mixer tap, space for cooker, wall mounted boiler, tiling to walls, door through to

REAR LOBBY 2.26m (7'5) x .91m (3')

Useful utility area with plumbing for washing machine, double glazed door leading to rear garden, gives access to

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side, high level w.c, wash hand basin.

FIRST FLOOR LANDING

Coving to ceiling, airing cupboard housing hot water cylinder, doors to

BEDROOM ONE 3.99m (13'1) x 2.49m (8'2) + WARDROBES

Double glazed window to front, fitted wardrobes to one wall with sliding doors, radiator.

BEDROOM TWO 3.48m (11'5) > 10'2 x 3.28m (10'9) MAXIMUM

Double glazed window to rear, radiator.

BEDROOM THREE 2.64m (8'8) ma x 2.31m (7'7)

Double glazed window to front, radiator.

REFITTED SHOWER ROOM

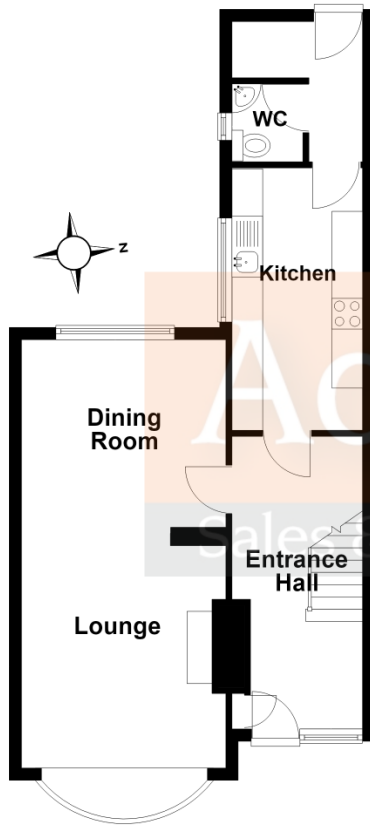
Inset spot lights, obscure double glazed window to rear, corner shower unit with glazed screen, wash hand basin with mixer tap and cupboard under, w.c with full and half flush and concealed cistern, tiling to walls.

GARDENS & GARAGE

As mentioned previously the property is situated on a very pleasant walkway offering a largely private and peaceful setting. The property overlooks a small greensward to the front. To the rear there is a pleasant garden which commences with a large paved patio with extending central path flanked by lawn and flower beds. To the far end there is a brick built storage shed and gate which leads to a single garage in block within just a few feet.

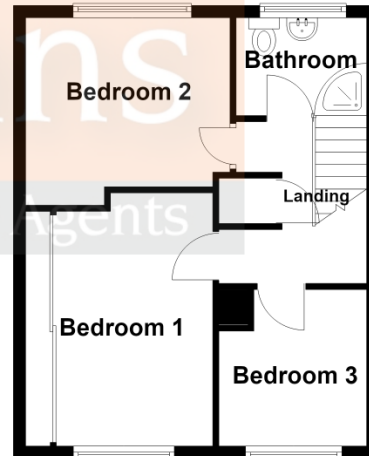
Ground Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.7 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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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For more information, please contact

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