

Adrians

Sales & Lettings Agents

For Sale

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Nalla Gardens, Chelmsford, CM1 4AX

Being offered for sale with no onward chain is this semi-detached two bedroom bungalow. The property is in need of modernisation throughout but leaves excellent scope for extension. Located within walking distance of local shops and bus routes to Chelmsford City centre and Broomfield Hospital, with off road parking also provided to the front.



2 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Side entrance door leading through to

ENTRANCE HALL

Radiator, doors through to

LOUNGE 3.96m (13'0) x 3.25m (10'8)

Door with adjacent windows leading to conservatory, feature Yorkstone brick fireplace with fitted gas fire, radiator.

CONSERVATORY 2.72m (8'11) x 2.31m (7'7)

Door giving access to the garden windows and poly-carbon roof.

KITCHEN 3.3m (10'10) x 2.46m (8'1)

Fitted in a range of wall and base level units, single bowl stainless steel sink unit, double radiator, wall mounted boiler, window to side, door giving access to the garden with fixed adjacent windows, wall mounted gas heater.

BEDROOM ONE 4.06m (13'4) x 3.33m (10'11)

Bay window to front, double radiator, picture rail.

BEDROOM TWO 3.28m (10'9) x 3.07m (10'1)

Window to front, double radiator, storage cupboard, stairs rising to loft area.

BATHROOM

Three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c, radiator, tiling to walls, obscure glazed window to side.

USEFUL ATTIC ROOM 4.85m (15'11) x 4.14m (13'7)

Window to rear.

GARDEN

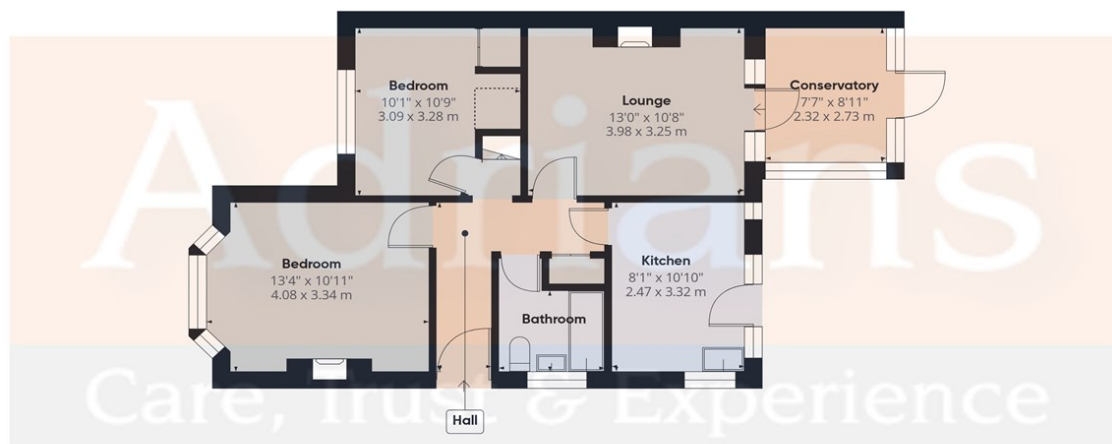
To the front of the property there is off road parking for 1 vehicle. Side pedestrian access leads to the rear garden which has fencing to sides, shrub and flower borders, central pathway.

AGENTS NOTE

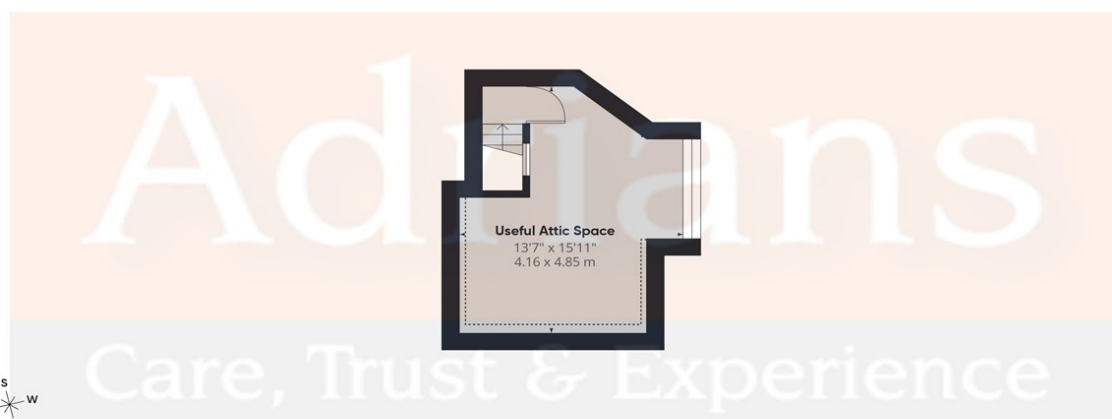
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

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Floor 0



Floor 1

Approximate total area⁽¹⁾810 ft²75.4 m²**Reduced headroom**21 ft²2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: D
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

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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