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For Sale

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Care, Trust & Experience



Roughtons, Galleywood, Chelmsford, CM2 8PF

No onward chain! Three bedroom semi-detached home in a popular part of Galleywood, located within walking distance of local shops and just a short drive from Galleywood Common and the A12 feeding other major routes. The property has ample off street parking, benefits from a ground floor cloakroom and does require some modernisation.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance to the side the property via glazed door leading through to

ENTRANCE HALL

Stairs that rise to the first floor, doors to

GROUND FLOOR CLOAKROOM

Window to front, white suite comprising pedestal wash hand basin, low level w.c, tiled walls, radiator.

LOUNGE / DINING ROOM 7.39m (24'3) x 3.3m (10'10)

Two radiators, fireplace with wood surround, window to front, French doors to the rear opening onto the garden.

KITCHEN 3.28m (10'9) x 2.21m (7'3)

Window and door to rear overlooking and leading to the garden, range of base and wall level dark oak units complimented by roll top work surface, space for oven, dishwasher and white goods, tiled splash backs.

FIRST FLOOR LANDING

Window to side, access to loft, doors to

BEDROOM ONE 3.86m (12'8) x 3.12m (10'3)

Window to front, radiator.

BEDROOM TWO 3.48m (11'5) x 2.79m (9'2)

Window to rear, radiator.

BEDROOM THREE 2.82m (9'3) x 1.96m (6'5)

Window to front, radiator.

BATHROOM

Window to rear, suite comprising low level w.c, wash hand basin in vanity unit, panelled bath with shower attachment over, tiled walls, radiator.

EXTERIOR

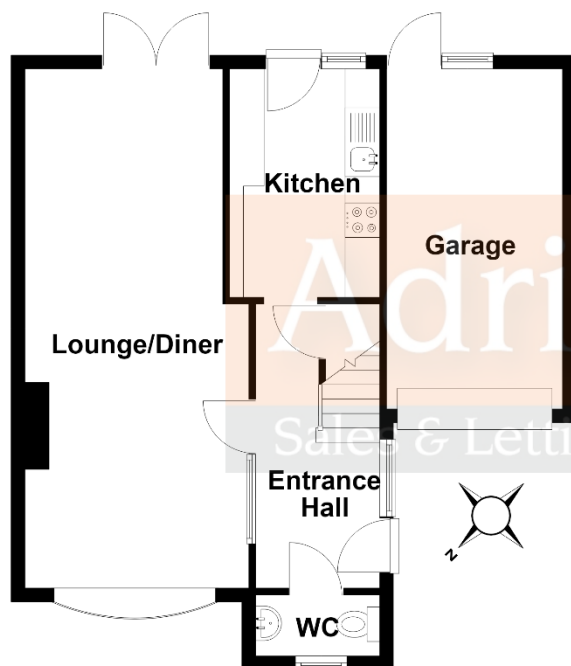
To the rear the property benefits from a mature and secluded garden with paved patio, mostly laid to lawn, mature shrubs and trees at the rear, timber shed. To the front of the property there is a block paved driveway providing ample off road parking.

GARAGE

Up and over door, power and light connected.

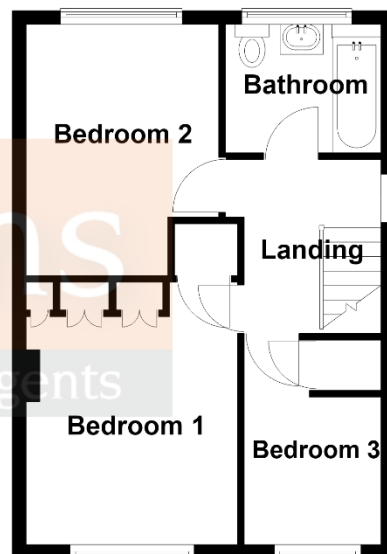
Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 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: 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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