

Adrians

Sales & Lettings Agents

FOR SALE £375,000



Pawle Close, Chelmsford

Located on the south side of Chelmsford in the area known as Great Baddow is this three bedroom terrace family home, the property is situated in a cul-de-sac and is within walking distance of local shopping parade The Vineyards. In our opinion the property is presented in good condition and benefits from having a new bathroom and being offered for sale with no onward chain.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Door leading through to

ENTRANCE PORCH

Two storage cupboards, access to garage, full glazed door to

ENTRANCE HALL

Stairs rising to first floor with two storage cupboards beneath, further storage cupboard, radiator, wood style flooring, doors to

LOUNGE / DINING ROOM 7.32m (24'0) x 3.02m (9'11)

Dual aspect with double glazed patio doors giving access into the garden, double glazed window to front, large double radiator, feature fireplace surround with fitted gas fire.

KITCHEN 3.07m (10'1) x 2.54m (8'4)

Fitted in a range of wall and base level oak style units, black roll edge worktops, inset single bowl stainless steel sink unit with mixer tap, integrated appliances include four ring gas hob with double oven beneath, cooker hood, under-counter fridge, space for washing machine, splash back tiling, radiator, concealed gas boiler, two double glazed windows to rear with central door giving access into the garden.

FIRST FLOOR LANDING

Airing cupboard, loft access, doors to

BATHROOM

White suite comprising panel enclosed bath with mixer tap and independent shower over, glass screen to side, vanity unit housing wash hand basin and mixer tap, twin flush low level w.c, tiling to walls, tiling to floor, chrome towel rail, double glazed obscure window to rear.

BEDROOM ONE 3.76m (12'4) x 3.68m (12'1)

Double glazed window to rear, radiator.

BEDROOM TWO 3.43m (11'3) x 3.1m (10'2)

Double glazed window to front, radiator, built in storage cupboard.

BEDROOM THREE 2.49m (8'2) x 2.49m (8'2)

Double glazed window to front, storage cupboard, radiator.

OUTSIDE

The rear garden is majority laid to lawn with established flower and shrub beds, fenced to borders with rear gate, timber shed. To the front of the property there is a small lawned area and parking for 1 car in front of the garage which has an electric roller door.



EPC RATING: C
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

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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