

Adrians

Sales & Lettings Agents

For Sale



Eves Crescent, Chelmsford, CM1 4HS

Benefitting from a two-storey REAR EXTENSION which greatly enhances the accommodation of this CONSIDERABLY IMPROVED and VERY WELL PRESENTED semi detached house which MUST BE VIEWED TO BE FULLY APPRECIATED! It is a lot bigger than it appears from the front and has a good size entrance hall, cloakroom, spacious lounge, dual aspect kitchen / dining room, main bedroom with EN SUITE SHOWER ROOM, two further DOUBLE BEDROOMS and a family bathroom. It is located within walking distance of the City centre and station and also both the King Edward Grammar and County High Schools hence the property is HIGHLY RECOMMENDED!



3 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



Front entrance door to

ENTRANCE HALL

A spacious and welcoming entrance hall with under floor heating, turning stairs to first floor with recently laid carpet, built in double width storage cupboard, white panelled doors leading to

CLOAKROOM

White suite comprising w.c, pedestal wash hand basin with mixer tap, tiled flooring, extractor fan.

LOUNGE 5.14m (16'10) x 3.27m (10'9) > 2.97m

An excellent size rear reception room with under floor heating, double glazed double doors giving access to the garden.

KITCHEN / DINING ROOM 6.04m (19'10) x 2.73m (8'11)

KITCHEN AREA: extremely well fitted with comprehensive range of units comprising inset single drainer sink unit with mixer tap, working surfaces with built in hob and oven with cooker hood above, integrated dishwasher, integrated fridge freezer, space for washing machine, good range of cupboards and drawer unit, tiled flooring, eye level cupboards, tiling over worktops, double glazed window to front, open to DINING AREA: under floor heating double glazed double doors giving access to the garden.

FIRST FLOOR LANDING

Radiator, access to loft space, doors to

BEDROOM ONE 4.91m (16'1) x 2.98m (9'9) > 2.16m

An excellent size main bedroom with radiator, double glazed window to rear, part vaulted ceiling, door to

EN-SUITE SHOWER ROOM

White suite comprising w.c, pedestal wash hand basin with mixer tap, tiled flooring, shower cubicle with fitted shower, towel warmer, fully tiled walls, double glazed window to rear.

BEDROOM TWO 3.08m (10'1) x 2.81m (9'3)

Another good size bedroom with radiator, useful built in storage cupboard, double glazed window to front, part vaulted ceiling.

BEDROOM THREE 3.93m (12'11) x 2.12m (6'11)

Another really good size bedroom with radiator, built in storage cupboard, double glazed window to front, part vaulted ceiling.

BATHROOM

Fitted with a white suite comprising w.c, pedestal wash hand basin with mixer tap, shower bath with mixer tap and fitted shower with glazed screen to side, tiled flooring, towel warmer, mainly tiled walls, double glazed window to rear, part vaulted ceiling, door to boiler cupboard housing the wall mounted Glow-Worm gas fired boiler.

PARKING

To the front there is currently hard-standing for off road parking of a vehicle. Note, the remainder of the front garden is currently pebbled and does give the potential for further off road parking subject to any necessary consents.

GARDEN

There is a side access gate leading into the rear garden which is of a good size and is south-westerly facing, commencing with a paved area, the remainder is laid to lawn and enclosed by fencing.



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

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk