



## 35 Orange Tree Close

, Chelmsford, CM2 9ND

Guide price £315,000



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## Entrance Hall

4' x 3'9 (1.22m x 1.14m)

Entrance door, stairs to first floor, radiator.

## Living Room

12' x 10'4 (3.66m x 3.15m)

Window to front, feature fireplace, radiator, wood effect flooring, open to

## Kitchen/Diner

14'11 x 9'3 (4.55m x 2.82m)

Patio doors, window and further door to rear. Range of fitted units to eye and base level, integrated fridge/freezer, space and plumbing for washing machine and oven. Work surfaces incorporate sink unit with mixer taps. Breakfast bar, Part tiled walls, radiator, wood effect flooring.

## First Floor

### Landing

5'8 x 4'3 (1.73m x 1.30m)

Stairs to ground floor, access to loft.

### Bedroom One

11'11 x 10'5 (3.63m x 3.18m)

Window to front, radiator, two fitted cupboards, carpet.

### Bedroom Two

9'4 x 8'11 (2.84m x 2.72m)

Window to rear, radiator, carpet.

### Bathroom

5'8 x 4'7 (1.73m x 1.40m)

Window to rear, shower cubicle, close coupled WC, wash hand basin, part tiled walls, radiator.

## Exterior

## Front Garden

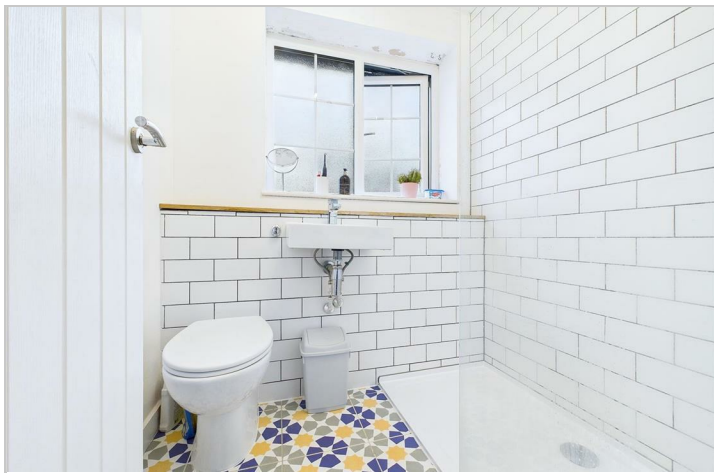
Mainly lawned, leading to front door.

## Rear Garden

Paved patio door, remainder laid to lawn, fencing to boundaries.

## Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



Road Map



Hybrid Map



Terrain Map



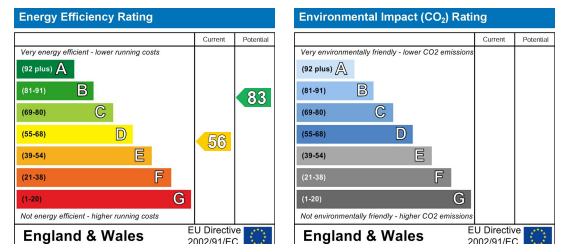
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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