

Adrians

Sales & Lettings Agents



For Sale



Beach's Drive, Chelmsford, CM1 2NJ

Offered for sale with no onward chain is this EXTENDED 3 bedroom semi detached house situated on the highly favoured and convenient West side of Chelmsford being within easy reach of both the King Edward Grammar and County High Schools. It is located just off Roxwell Road with riverside walks at the bottom of the Road both into the City Centre and also to the nearby Village of Writtle. It could well suit the commuting buyer being within walking distance of the station. There is a rear garden about 100' in depth and Westerly facing and off Road parking to the front plus a garage with limited access. The property does require some updating and redecoration but offers excellent potential to improve to a buyers own tastes and requirements. **HIGHLY RECOMMENDED!**



3 Bedroom(s)



3 Reception(s)



2 Bathroom(s)



Double glazed front entrance door and sidelight leading to

ENTRANCE HALL

Stairs to first floor with cupboard under, doors to lounge and kitchen.

LOUNGE 4.14m (13'7) x 3.67m (12'0)

Radiator, tiled fireplace with gas fire, double glazed bow window to front, wide opening to Dining Room.

DINING ROOM 3.36m (11'0) x 3.16m (10'4)

Another good size reception room with radiator, door to kitchen and door to rear extension.

REAR EXTENSION 3.22m (10'7) x 2.13m (7') PLUS RECESS

A useful rear extension currently used more like a utility room and incorporated in it is a SHOWER ROOM (not included in the size). Currently has space for washing machine and tumble dryer which are to remain and there are double glazed double doors giving access to the rear garden and then a door leading to shower room.

SHOWER ROOM

With w.c., pedestal wash hand basin with mixer tap, shower cubicle, tiled flooring, radiator, fully tiled walls, double glazed window to rear, extractor fan.

KITCHEN 3.17m (10'5) x 2.71m (8'11)

Well fitted with range of white high gloss units comprising inset one and half bowl single drainer sink unit with mixer tap, working surfaces with cupboards under, cooker and fridge to remain, useful built in larder cupboard, eye level cupboards, double glazed window to rear, door to side. NOTE: It is thought that the accommodation could be re-arranged and even further extended subject to any necessary consents etc as a good many of the properties in the road have had done to them.

FIRST FLOOR LANDING

Built in cupboard housing the wall mounted Weissman gas fired boiler, double glazed window to side, access to loft space, doors to

BEDROOM ONE 3.69m (12'1) x 3.56m (11'8) CLEAR SPACE FLOOR SPACE

Radiator, built in wardrobe cupboards, double glazed window to front.

BEDROOM TWO 3.37m (11'1) x 2.96m (9'9) CLEAR SPACE FLOOR SPACE

Radiator, built in wardrobe cupboards and storage cupboard, double glazed window to rear with view over the garden.

BEDROOM THREE 2.7m (8'10) x 1.95m (6'5)

Radiator, built in storage cupboard, double glazed window to front.

SHOWER ROOM

Pedestal wash hand basin, shower cubicle with fitted Triton shower unit, radiator, double glazed window to rear.

SEPARATE W.C.

With w.c., double glazed window to rear. NOTE: It may be possible to combine the shower room and separate w.c. to create one large bath/shower room.

GARAGE 5.2m (17'1) x 2.22m (7'3)

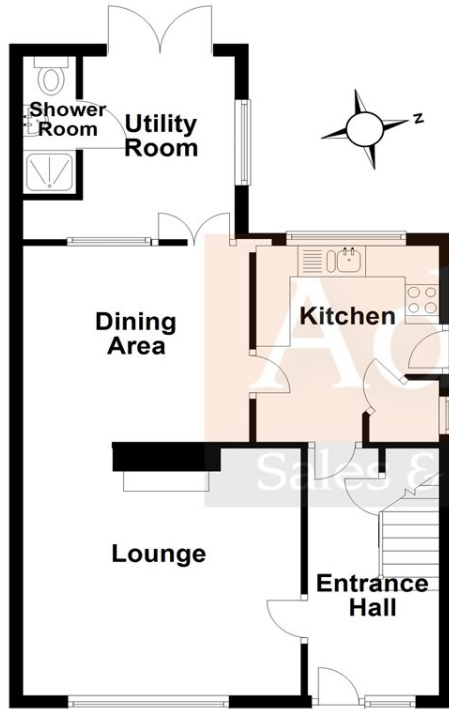
Set to the side and rear of the property and accessed via a long driveway which provide off roading parking and limited access to the garage, possibly only suitable for a smaller vehicle or bikes, motorbikes etc.

GARDENS

To the front there is delightful well kept garden with the long block paved driveway giving off road parking and the potential to create further off road parking within the front garden if required. The remainder of the front garden is laid to well tended lawn with shrub borders and dwarf brick walling to the front boundary, there is a side access gate giving access into the rear garden which is undoubtedly a feature of the property being Westerly facing and approximately 100ft in total depth from the rear extension. It is a delightful well established tiered rear garden with the main part being laid to well tended lawn with established borders with steps leading down to more of a wildlife area in the middle section and then further steps down to another area at the rear which could be ideal for storage sheds, summer house, outbuilding etc subject to any necessary consents.

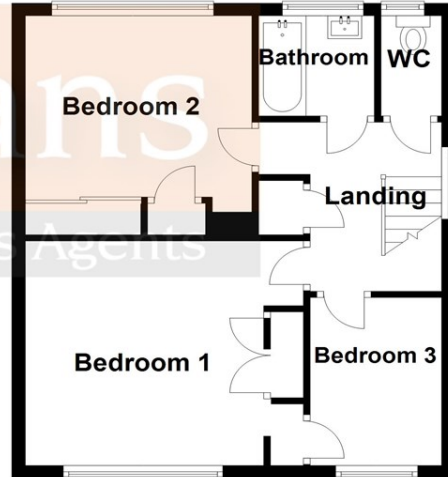
Ground Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.4 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: 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

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For more information, please contact

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