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For Sale

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Lime Walk, Moulsham Street, Chelmsford, CM2 9NQ

A lovely three bedroom mid terrace family home which forms part of the very popular Moulsham Lodge development and is therefore within close proximity of favoured schooling and also a range of local amenities and well presented throughout. The property has been extended to the rear by way of a good size conservatory, whilst to the first floor the property provides slightly larger accommodation than many, owing to accommodation over the external passageway. There is a very pleasant rear garden which is decked, paved and lawned providing great space for entertaining, whilst to the front there is a driveway providing parking for approximately two vehicles. Viewing strongly advised.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



Double glazed entrance door to

RECEPTION HALL

Stairs rising to first floor with understairs cupboard and radiator.

LOUNGE / DINER 6.78m (22'3) x 3.28m (10'9) > 9"

Double glazed bay window to front, coving to ceiling, open plan to dining area, two radiators. The dining area runs into a very pleasant conservatory.

CONSERVATORY 3.25m (10'8) x 1.96m (6'5)

The conservatory offers a vaulted roof line, brick base, radiator and double glazed windows to rear and side. Double glazed french style doors open onto a raised deck.

KITCHEN 3.23m (10'7) x 2.21m (7'3)

Double glazed window to rear, fitted with a comprehensive range of cream fronted wall and base level units incorporating glass displays, wood effect roll edge worktops over, inset single drainer sink unit, four ring gas hob with oven below, space for appliances, part tiling to walls, double glazed door to garden.

FIRST FLOOR LANDING

Larger than most, the landing offers loft access and a very useful step in storage cupboard.

BEDROOM ONE 4.04m (13'3) INTO BAY x 3.35m (11') > 9'1

Double glazed bay window to front and radiator.

BEDROOM TWO 3.68m (12'1) REDUCING TO 10'9 x 3.18m (10'5)

Double glazed window to rear and radiator.

BEDROOM THREE 2.82m (9'3) x 2.36m (7'9) INCLUDING OVERSTAIRS CUPBOARD

Double glazed window to front, over-stairs cupboard, radiator.

BATHROOM 2.46m (8'1) x 1.68m (5'6)

Two double glazed windows to rear, inset spotlights, white suite comprising panel enclosed bath with power shower over, pedestal wash hand basin, low level w.c., part tiling to walls, radiator.

GARDEN

As mentioned previously the property provides off street parking for approximately two vehicles via block paved drive. There is a passageway to the side which leads to the rear garden. The rear garden itself offers a good size raised deck direct from the kitchen and conservatory with small steps down to a good size patio which is perfect for table and chairs. The remainder of the garden is mostly laid to lawn with panel enclosed fencing to boundaries.

FLOORPLAN TO FOLLOW

EPC RATING: TBC
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

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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