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For Sale

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Nickleby Road, Newlands Spring, Chelmsford, CM1 4UF

Having been extended to the ground floor is this much improved three bedroom semi-detached home. The property now provides a good size kitchen/dining room, useful ground floor shower room along with a ground floor bedroom, whilst to the first floor there are two double bedrooms with a family bathroom. Further benefits include double glazed windows, gas radiator central heating, off road parking for 3 vehicles and the local supermarket, Doctors surgery and schools are within walking distance.



3 Bedroom(s)



1 Reception(s)



2 Bathroom(s)

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



Part glazed door leading through to

ENTRANCE PORCH

Further door leading through to

LOUNGE 5.74m (18'10) x 3.84m (12'7)

Stairs that rise to the first floor, radiator, double glazed window to front, glazed door leading through to

KITCHEN / DINING ROOM 5.31m (17'5) x 3.53m (11'7)

The kitchen area is fitted with a range of handle-less white gloss wall and base level units, built in one and a quarter bowl sink unit with mixer tap, four ring electric hob with cooker hood above and glass splash back, adjacent eye level double oven, space for fridge freezer, radiator, smooth smalling with down lighting, the dining area has further base and wall level units, double glazed French doors with adjacent fixed glazed windows giving access to the garden, wood style laminated flooring throughout, glazed door leading through to

INNER HALL

Gives access to

GROUND FLOOR SHOWER ROOM 2.54m (8'4) x 2.39m (7'10)

Three piece suite comprising comprising walk-in double shower cubicle, pedestal wash hand basin with mixer tap, twin flush low level w.c, chrome towel rail, space for double stacked washing machine and tumble dryer.

GROUND FLOOR BEDROOM 4.09m (13'5) x 2.49m (8'2)

Double glazed window to front, radiator.

FIRST FLOOR LANDING

Loft access, doors to

BEDROOM ONE 3.84m (12'7) x 3.2m (10'6)

Double glazed window to front, radiator.

BEDROOM TWO 3.81m (12'6) x 2.49m (8'2)

Double glazed window to rear, radiator.

BATHROOM

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

OFF ROAD PARKING

To the front, off road parking is provided for 3 vehicles via a driveway.

GARDENS

The rear garden commences with a paved patio area, the majority is laid to lawn and fenced to boundaries, timber shed, rear gate.

Approximate total area⁽¹⁾

949 ft²
88.2 m²

Reduced headroom

8 ft²
0.7 m²

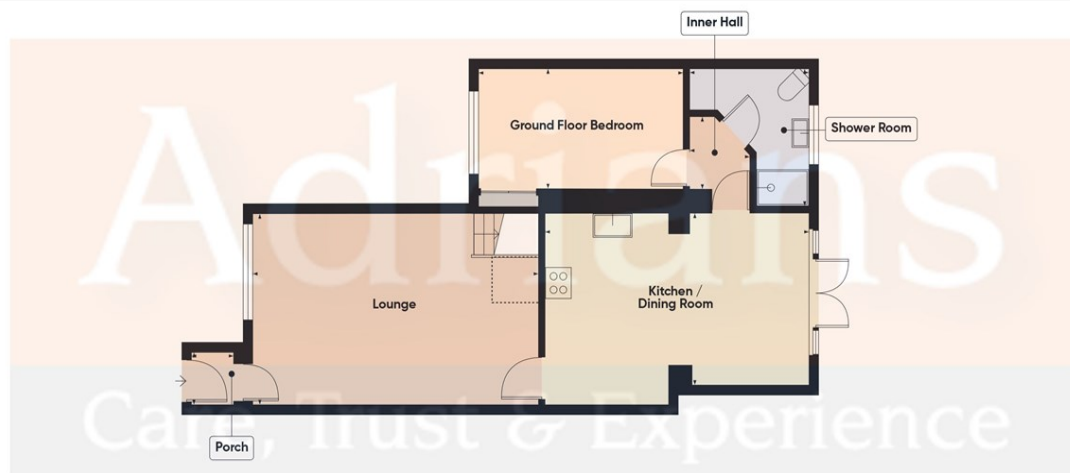
(1) Excluding balconies and terraces

Reduced headroom

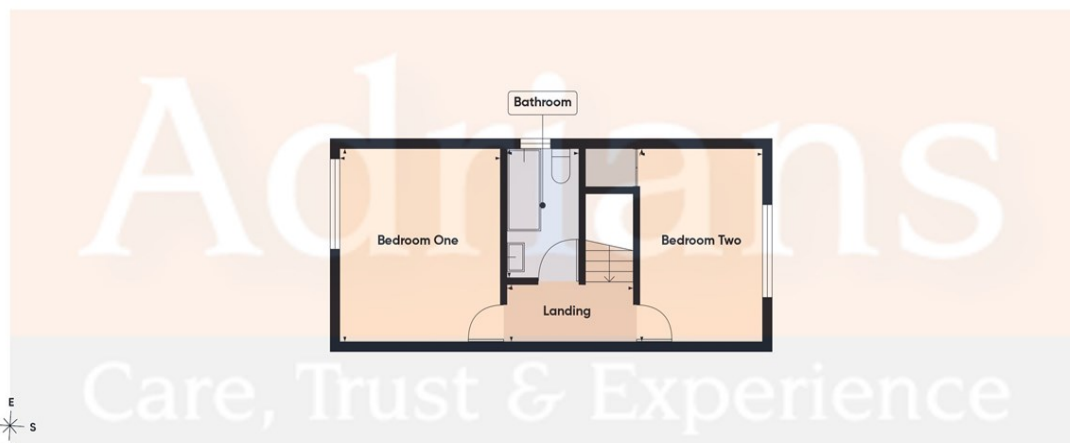
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

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

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