

Adrians

Sales & Lettings Agents

For Sale



Crompton Street, City Centre, Chelmsford, CM1 3BW

Offered with no onward chain, well-presented character two bedroom property with first floor bathroom in addition to a ground floor cloakroom, good size garden, garage and parking space to the rear. The location is particularly convenient for Chelmsford City centre, local supermarkets and easy access to the A12 feeding other major routes.



2 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Entrance to the property via double glazed entrance door with glazed inset leading through to

LOUNGE 3.56m (11'8) x 3.33m (10'11)

Window to front, laminate flooring, radiator, Victorian style fireplace.

INNER HALL

Stairs rising to the first floor, access to

DINING ROOM 3.53m (11'7) x 3.3m (10'10)

Window to rear overlooking the garden, laminate flooring, wood burner, slate hearth, floor to ceiling brick fascia, under stairs cupboard, radiator.

KITCHEN 2.51m (8'3) x 2.36m (7'9)

Window and door to side leading to garden, range of base and wall level white units complimented by work surface, single drainer stainless steel sink unit with mixer tap, built in oven, gas hob with filter hood over, laminate flooring.

UTILITY ROOM 2.39m (7'10) x 1.19m (3'11)

Window to rear, space for washing machine and fridge freezer, wall mounted gas central heating boiler.

GROUND FLOOR CLOAKROOM

Low level w.c, part panelled walls, laminate flooring.

FIRST FLOOR LANDING

Storage space, ornate Victorian style fireplace, doors to

BEDROOM ONE 3.61m (11'10) x 3.33m (10'11)

Window to front, radiator, built in cupboard.

BEDROOM TWO 3.33m (10'11) x 2.29m (7'6)

Window to rear, radiator.

BATHROOM 2.51m (8'3) x 2.36m (7'9)

Large modern four piece bathroom with double shower cubicle, low level w.c with concealed flush, panelled bath with central mixer tap, tiled surround, wash hand basin built in vanity unit with mixer tap, laminate flooring, window to rear.

GARDEN

The property benefits from a good size rear garden which commences with a patio area, the remainder is laid to lawn with mature shrubs. There is a path which leads to the garage at the rear.

GARAGE

Personal door, double doors to front, accessed via a rear access road, parking space in front.



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

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