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For Sale

Adrians

Care, Trust & Experience



Pines Road, Chelmsford, CM1 2DL

Having been extended to the ground floor is this much improved terraced three bedroom family home.

The property benefits from having a ground floor cloakroom, two good size reception rooms and replacement double glazed windows. The garden is south-westerly facing and has a good size cabin to the rear with air-conditioning. Off road parking is provided to the front for two vehicles.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Front entrance door to entrance porch with further door leading through to

ENTRANCE HALL Tiling to floor, radiator, stairs that rise to the first floor, doors to

KITCHEN 4.04m (13'3) x 2.03m (6'8) Fitted in a range of modern wall and base level units, black roll edge worktops, inset one and a quarter bowl sink unit with mixer tap, concealed gas boiler, integrated appliances include four ring induction hob, electric oven with cooker hood, dishwasher, space for free-standing fridge freezer, splash back tiling, double glazed window to front, serving hatch to dining room, deep under stairs storage cupboard.

DINING ROOM 4.98m (16'4) x 2.72m (8'11) Wood style flooring, radiator, access to lounge, archway to

INNER HALLWAY Deep storage cupboard, door to

GROUND FLOOR CLOAKROOM Two piece suite comprising twin flush low level w.c, vanity unit housing wash hand basin with mixer tap, tiling to walls, double glazed obscure window to front.

LOUNGE 4.42m (14'6) x 2.95m (9'8) Suspended double glazed bay window to rear, adjacent French doors giving access into the garden, wood style flooring, radiator.

FIRST FLOOR LANDING Double glazed window to front, loft access, niche, doors to

BEDROOM ONE 3.56m (11'8) x 2.77m (9'1) Two double glazed windows to rear, radiator, fitted wardrobes to one wall.

BEDROOM TWO 3.2m (10'6) x 2.64m (8'8) Double glazed window to rear, built in storage cupboard, radiator.

BEDROOM THREE 3.33m (10'11) x 1.98m (6'6) Double glazed window to front, wood style flooring, built in storage cupboard, radiator.

BATHROOM Refitted suite comprising panel enclosed bath with overhead shower, vanity unit housing wash hand basin and twin flush low level w.c, storage unit to one side, tiling to walls, double glazed obscure window to front, chrome towel rail.

OFF ROAD PARKING To the front of the property, off road parking is provided for 2 vehicles.

REAR GARDEN There is shared tunnel access from the front of the property leading into the rear garden. Within the rear garden there is an attached brick-built storage shed with power and light connected. There is a large patio area with pathway to cabin, majority laid to lawn with fencing and shrubs to both sides.

CABIN The cabin is of a good size with power and light connected and air-conditioning for the main area.

Approximate total area⁽¹⁾
863 ft²
80.1 m²

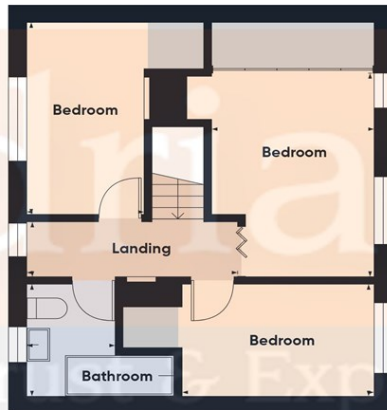
(1) Excluding balconies and terraces

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



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

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