



Lady Lane

Chelmsford, CM2 0TJ

Guide Price £550,000

Freehold
Tax Band: C



Boasting NO ONWARD CHAIN, an UNOVERLOOKED & generously-sized rear garden plus a NEWLY FITTED KITCHEN & REFITTED BATHROOM is this 1930's three/four bedroom SEMI-DETACHED property. Benefiting from VERSATILE living space inc. a 19' lounge, STUDY/bedroom four & BAY-FRONTED dining/playroom. Offering plenty of ORIGINAL CHARACTER FEATURES throughout, further POTENTIAL TO EXTEND (STPP) and a garage with off-road parking and on-street permit parking available. Ideally & CENTRALLY LOCATED in the sought after Old Moulsham area, close to all local shops/amenities, highly regarded schools and Chelmsford City Centre & Mainline Station. Call Hamilton Piers of Chelmsford to view!



Lady Lane, Chelmsford, CM2 0TJ

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Opaque double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

DINING / PLAYROOM:

12'9 x 10'9 (3.89m x 3.28m)

Double glazed bay window to front aspect, central fireplace, radiator, carpeted flooring.

LOUNGE / DINER:

19'1 x 10'2 (5.82m x 3.10m)

Double glazed window to side aspect, radiator, carpeted flooring.

KITCHEN:

9'5 x 7'9 (2.87m x 2.36m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, space for fridge/freezer, wall-mounted boiler (in cupboard), radiator, tiled. Door to rear garden.

BEDROOM FOUR / STUDY:

9'1 x 7'7 (2.77m x 2.31m)

Double glazed window to side aspect, large built-in storage cupboard, radiator, carpeted flooring.

CLOAKROOM:

Double glazed window to rear aspect, low level WC, inset wash hand basin, vinyl flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Opaque double glazed window to side aspect, loft access, carpeted flooring.

BEDROOM ONE:

12'5 x 11'9 (3.78m x 3.58m)

Double glazed window to rear aspect, feature cast iron fireplace, radiator, carpeted flooring.

BEDROOM TWO:

10'9 x 10'5 (3.28m x 3.18m)

Double glazed window to front aspect, feature cast iron fireplace, radiator, carpeted flooring.

BEDROOM THREE:

7'5 x 7'0 (2.26m x 2.13m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously-sized rear garden, enclosed by fencing and comprising a hardstanding to property rear with pathway through centre to rear gated access, remainder mainly laid to lawn with a series of mature shrubs and planted beds, access to garage and gated side access.

GARAGE & PARKING:

Single garage located to property rear (access via Van-Diemans Road East) fitted with barn doors with allocated parking. Permit parking to property frontage.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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