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Sales & Lettings Agents

For Sale

Adrians

Care, Trust & Experience



Hurrell Down, Chelmsford, CM3 3JP

Being offered for sale with no onward chain is this one bedroom freehold starter home. The property has been changed from its original construction and now offers good size open plan accommodation, a white bathroom suite and electric heating. Parking is available close by with visitors spaces available also.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Side entrance door leading to

LOUNGE AREA 3.89m (12'9) x 3.18m (10'5)

Box window to front, further window to side, stairs rising to the first floor, open plan to

KITCHEN AREA 3.96m (13') x 1.52m (5')

Window to side, fitted with a range of wall and base level units, roll edge worktops, inset four ring electric hob and oven, inset single bowl sink unit with mixer tap, integrated fridge and separate freezer, tiling to walls.

FIRST FLOOR LANDING

Airing cupboard, loft access, doors to

BEDROOM 3.18m (10'5) x 3.25m (10'8)

Dual aspect with window to side and to front, built in storage cupboard, electric heater.

BATHROOM

White suite comprising panel enclosed bath, pedestal wash hand basin, twin flush low level w.c, towel rail, obscure glazed window to side.

COMMUNAL GROUNDS

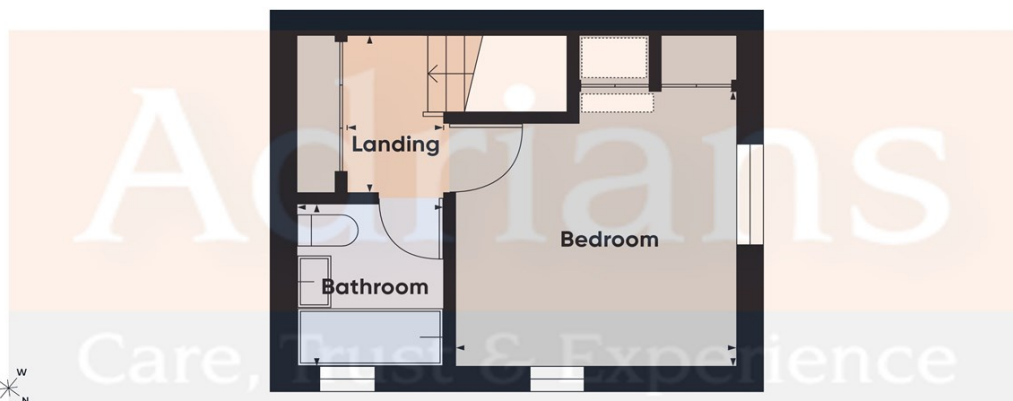
Outside there are communal grounds and residents parking areas in addition to visitors parking.

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Floor 0



Floor 1

Approximate total area⁽¹⁾382 ft²
35.5 m²**Reduced headroom**14 ft²
1.3 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.

GIRAFFE 360

EPC RATING: D
COUNCIL TAX BAND: B
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

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