

# Adrians

Sales & Lettings Agents

For Sale



## Rainsford Lane, City Centre, Chelmsford, CM1 2QW

City centre location, three bedroom semi-detached house with garage at the rear and a ground floor shower room in addition to a first floor bathroom. Some modernisation required and offered with no onward chain.

 3 Bedroom(s)

 2 Reception(s)

 2 Bathroom(s)

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

### **PORCH**

Further glazed door through to

### **ENTRANCE HALL**

Stairs that rise to the first floor, under stairs cupboard, doors to

### **LOUNGE 3.66m (12') x 3.66m (12')**

Bay window to front, gas fire with back boiler.

### **DINING ROOM 3.58m (11'9) x 3.48m (11'5)**

Patio doors which lead to the garden, yorkstone style fireplace, door to

### **GROUND FLOOR SHOWER ROOM**

Window to rear, low level w.c, wash hand basin, shower cubicle, tiled flooring.

### **KITCHEN 3.66m (12') x 1.73m (5'8)**

Window to side, door to side, base and wall level units space for Range style cooker with extractor hood, space for fridge freezer, work surface, single drainer sink unit with mixer tap, tiled flooring, tiled splash backs.

### **FIRST FLOOR LANDING**

Window to side, fixed wooden ladder giving access to the loft, doors to

### **BEDROOM ONE 3.58m (11'9) x 3.56m (11'8)**

Window to front, airing cupboard housing hot water tank.

### **BEDROOM TWO 3.58m (11'9) x 3.1m (10'2) INTO WARDROBE**

Window to rear.

### **BEDROOM THREE 2.36m (7'9) INTO WARDROBE x 2.54m (8'4)**

Window to rear.

### **BATHROOM 1.75m (5'9) x 1.75m (5'9)**

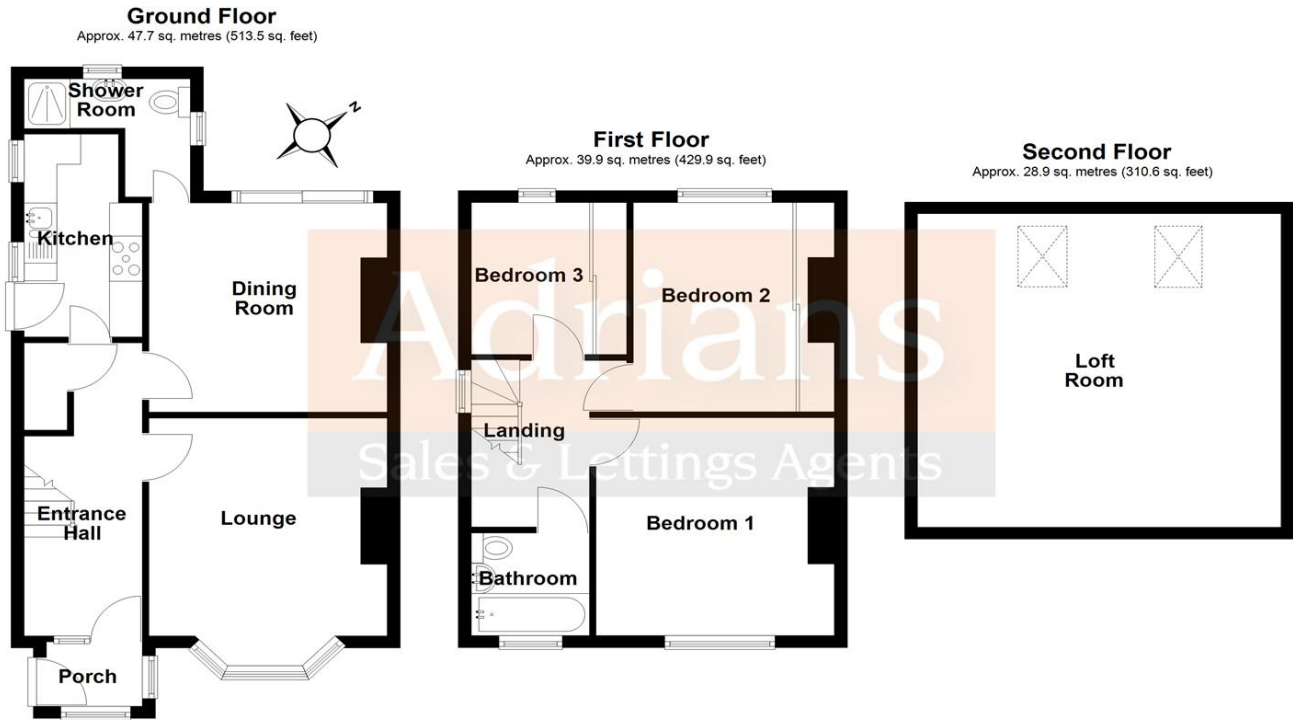
Window to front, low level w.c, pedestal wash hand basin, panelled bath, tiled walls.

### **OUTSIDE**

There is a rear garden which is in need of some attention.

### **GARAGE**

Rear access.



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**EPC RATING: E**  
**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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