Adrians

Sales & Lettings Agents



For Sale







St. Nazaire Road, Chelmsford, CM1 2EQ

Having undergone many improvements by the current owner, is this semi detached three bedroom home situated on a good size corner plot with gardens to side and rear. The property provides off road parking and is offered for sale with no onward chain. It benefits from having a replacement kitchen, gas radiator central heating, ground floor cloakroom and modern white bathroom suite.

3 Bedroom(s)

2 Reception(s)

1 Bathroom(s)


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Entrance door leading through to

ENTRANCE HALL
Double glazed window to side, stairs rising to the first floor, under stairs storage cupboard, radiator, doorway to

LOUNGE 4.7m (15'5) x 3.28m (10'9)
Double glazed window to front, radiator, fireplace surround, door to

DINING ROOM 3.05m (10'0) x 2.77m (9'1)
Double glazed French doors giving access to the garden, radiator, open plan to

KITCHEN 3.05m (10'0) x 2.46m (8'1)
Fitted with a range of modern wall and base level units, roll edge work surface, inset one and a quarter bowl stainless steel sink unit with mixer tap, concealed gas boiler, recess for washing machine and fridge freezer, built in four ring electric hob, splash back tiling, cooker hood, oven, storage cupboard, radiator, double glazed window to rear.

GROUND FLOOR CLOAKROOM
Twin flush low level w.c, double glazed obscure window to side.

FIRST FLOOR LANDING
Double glazed obscure window to side, loft access, doors to

BEDROOM ONE 4.57m (15'0) x 3.07m (10'1)
Double glazed windows to rear, radiator.

BEDROOM TWO 3.99m (13'1) x 3.28m (10'9)
Double glazed windows to front, radiator.

BEDROOM THREE 2.39m (7'10) x 2.54m (8'4)
Double glazed window to front, radiator.

BATHROOM
White suite comprising panel enclosed bath with mixer tap, independent shower over and glass screen to side, pedestal wash hand basin with mixer tap, twin flush low level w.c, chrome towel rail, double glazed obscure window to rear.

OUTSIDE
The gardens extend from the front, side and rear being of a good size with hedging. There is a driveway at the side providing off road parking. Scope to extend subject to planning permission.



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

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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