

# Adrians

Sales & Lettings Agents

**For Sale**



## **Pennine Road, Chelmsford, CM1 2HG**

Being offered for sale with no onward chain is this end of terrace three bedroom family home. The property has been extended to the ground floor to provide a spacious open plan kitchen/dining room, a useful cloakroom/utility and a good size separate lounge. To the first floor there are three good size bedrooms and a refitted white bathroom suite. There is off road parking to the front.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Part glazed door leading through to an Entrance Porch with further door leading through to

### **ENTRANCE HALL**

Double radiator, stairs rising to the first floor, doors to

### **LOUNGE 5.44m (17'10) x 3.66m (12')**

Dual aspect with double glazed suspended bay window to front and further double glazed window to side, fireplace.

### **OPEN PLAN KITCHEN / DINING ROOM 6.35m (20'10) x 4.98m (16'4)**

Fitted in a comprehensive range of white gloss wall and base level units, square edge worktops with matching upstands, inset single bowl stainless steel sink unit with mixer tap, four ring electric hob with cooker hood above, eye level double oven, integrated dishwasher, concealed gas boiler, central island which incorporates a breakfast bar area with drawer units below, two double glazed sky windows to rear, double glazed window to rear, bi-folding doors giving access to the garden, engineered wood flooring, door through to

### **GROUND FLOOR CLOAKROOM / UTILITY**

Square edge worktops, plumbing for washing machine, space for tumble dryer, wall mounted boiler, extractor fan, radiator, twin flush low level w.c, vanity unit with wash hand basin and mixer tap, splash back tiling.

### **FIRST FLOOR LANDING**

Storage cupboard, loft access, double glazed window to rear, doors to

### **BEDROOM ONE 3.84m (12'7) x 2.72m (8'11)**

Two double glazed windows to front, radiator, fitted triple mirror fronted wardrobes.

### **BEDROOM TWO 3.28m (10'9) x 2.01m (6'7)**

Built in storage cupboard, radiator, double glazed window to rear.

### **BEDROOM THREE 3.12m (10'3) x 1.98m (6'6)**

Double glazed window to rear, radiator, built in wardrobe, storage cupboard.

### **BATHROOM**

Four piece suite comprising panel enclosed bath, vanity unit housing wash hand basin with mixer tap, shower cubicle, chrome towel rail, splash back tiling, double glazed obscure window to rear, extractor fan.

### **GARDEN**

The rear garden commences with a decked area, artificial grass for the full length of the garden, fencing to boundaries, timber shed.

### **PARKING**

To the front, off road parking is provided via a driveway.



**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**

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**  
**Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP**  
**01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk) | [www.adrians-property.co.uk](http://www.adrians-property.co.uk)**