

Adrians

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For Sale

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Gordon Road, Chelmsford

Being offered for sale with no onward chain is this semi detached three bedroom family home which the current owners have improved by way of a modern fitted kitchen and bathroom. To the front of the property, off road parking is available along with a single garage, whilst local shops are located close by in Gloucester Avenue.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)

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Entrance to the property via entrance door leading through to

ENTRANCE HALL

Wood laminated flooring, radiator, stairs rise to first floor

KITCHEN / DINING ROOM 6.58m (21'7) x 2.59m (8'6)

Fitted in a range of modern wall and base level units with roll edge worktops, inset one and quarter bowl stainless steel sink unit with mixer taps, cupboard housing gas boiler, four ring gas hob with base oven and cooker hood above, radiator, space for fridge/freezer, double glazed door to side and double glazed window to rear, open plan to the dining area which is in turn open plan to the lounge with double glazed doors to rear and radiator.

LOUNGE 4.47m (14'8) x 3.38m (11'1)

Wood style laminated flooring, radiator, double glazed window to front, door giving access to entrance hall.

FIRST FLOOR LANDING

Double glazed window to side, loft access, doors leading to

BATHROOM

Three piece suite with panel enclosed bath with screen and shower, wash hand basin and twin flush low level W.C, tiling to walls, towel rail, double glazed window to rear.

SEPARATE W.C

Twin flush low level W.C, wall mounted wash hand basin, chrome towel rail, double glazed window to rear.

BEDROOM ONE 3.91m (12'10) x 3.4m (11'2)

Double glazed window to front, radiator.

BEDROOM TWO 2.82m (9'3) x 2.59m (8'6)

Double glazed window to rear, radiator.

BEDROOM THREE 2.51m (8'3) x 2.49m (8'2)

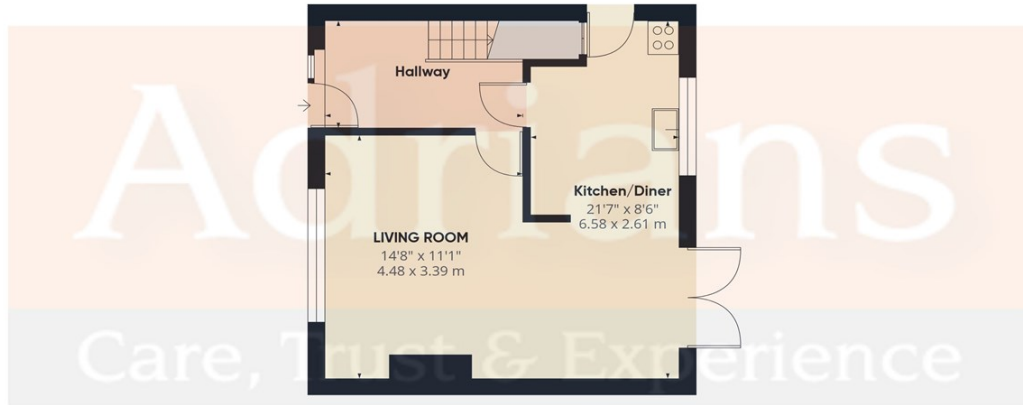
Double glazed window to front, radiator.

GARDEN

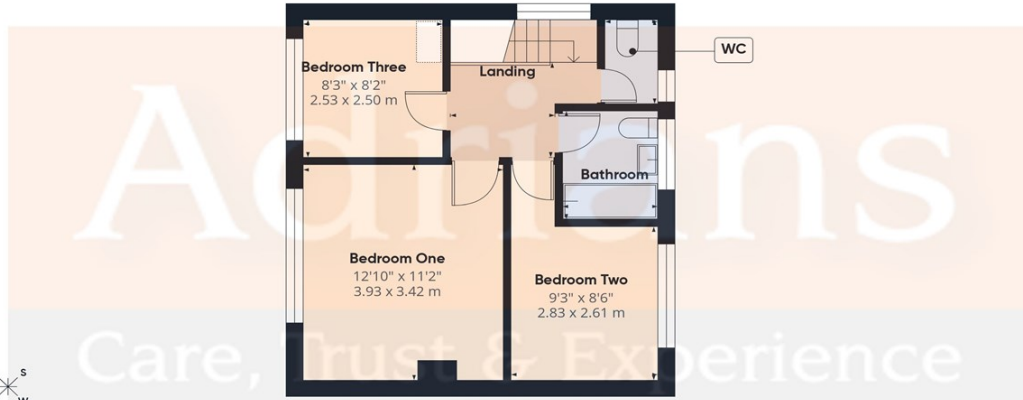
There is a raised decked area directly from the rear door, majority laid to lawn, garden shed, fencing to all sides.

PARKING

To the front, off road parking is provided and there is a garage.



Floor 0



Floor 1

Approximate total area⁽¹⁾
820 ft²
76.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: C
COUNCIL TAX BAND: D
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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