

Adrians

Sales & Lettings Agents

For Sale



Cusak Road, Chelmer Village, Chelmsford, CM2 6XH

This delightful two bedroom mid-terrace home is situated on the end of a no-through road and has two allocated parking spaces. Cusak Road is within just a short walk of Chelmer Village Square and the useful Chelmer Village Retail Park. Viewing is advised.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door leading through to

RECEPTION HALL

Stairs rising to the first floor with turned staircase, radiator, storage cupboard housing meters.

KITCHEN 2.84m (9'4) x 1.8m (5'11)

Window to front, fitted with a range of wall and base level units, roll edge worktops, inset single drainer sink unit, wall mounted boiler, four ring gas hob with hood over and oven beneath, fridge/freezer and washing machine to remain, radiator.

LOUNGE 4.5m (14'9) x 3.71m (12'2)

A very pleasant room with Georgian style pane window to rear, radiator, under stairs cupboard, French style doors to garden.

FIRST FLOOR LANDING

Loft access, radiator, doors to

BEDROOM ONE 3.71m (12'2) x 2.77m (9'1)

Georgian style pane window to rear, radiator.

BEDROOM TWO 3.71m (12'2) x 2.64m (8'8)

Georgian style pane window to front, over stairs cupboard, radiator.

BATHROOM

White suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin with mixer tap, close coupled w.c, radiator.

ALLOCATED PARKING

There are two allocated parking spaces opposite the property.

GARDENS

As mentioned previously, the property is situated at the end of a no-through road and offers a small garden to the front with path leading to entrance door and storm porch. To the rear there is a very pleasant garden commencing with a paved patio, low retaining brick wall opening onto the remainder which is mostly laid to lawn with panel enclosed fencing to boundaries. To the far end of the garden there is a very useful timber shed to remain and also a pedestrian gate opening onto a shared pathway giving access back round to the front.



EPC RATING: C
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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