



## 18 Orchard Close

Chelmsford, CM2 9SL

Asking price £525,000



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## Ground floor

### Hallway

8'6 x 5'10 (2.59m x 1.78m)

Entrance door, laminate flooring, radiator.

### Kitchen

13'8 x 8'11 (4.17m x 2.72m)

Window to rear, door to side. Range of fitted storage cupboards integrated electric oven, dishwasher and fridge/freezer. Work surfaces incorporate sink unit along with electric hob with extractor fan over.

### Dining/living Room

10'7 x 9'3 (3.23m x 2.82m)

By-folding doors to conservatory, stairs to first floor, radiator, carpet.

### Bedroom

13'11 x 9'7 (4.24m x 2.92m)

Window to front, fitted wardrobes, carpet, radiator.

### Bathroom

9'2 x 5'7 (2.79m x 1.70m)

Window to side. Panelled bath, shower cubicle, wash hand basin, close coupled WC, tiled walls. heated towel rail.

### Conservatory

12'7 x 8'5 (3.84m x 2.57m)

Windows to rear, doors to side. By-folding doors to dining room.

## First Floor

### Landing

8'11 x 2'6 (2.72m x 0.76m)

Stairs to ground floor, doors to

### WC

6' x 2'7 (1.83m x 0.79m)

Window to side, close coupled WC, wash hand basin.

### Shower Room

6'3 x 2'6 (1.91m x 0.76m)

Shower cubicle, heated towel rail.

### Bedroom

11'5 x 8'10 (3.48m x 2.69m)

Window to rear, carpet, built in storage unit, radiator.

### Bedroom

11'4 x 8'5 (3.45m x 2.57m)

Window to rear, laminate flooring. radiator.

## Exterior

### Garage

17'10 x 11'5 (5.44m x 3.48m)

Doors to front, windows to side.

### Storage Area

11'4 x 4'8 (3.45m x 1.42m)

Doors to side, window to rear.

### Front Garden

Block paved driveway providing off road parking, gates to rear garden and garage

### Rear Garden

Beautiful well tended gardens stocked with, an array of trees, bushes, shrubs and flowers.

### Solar Panels

We're advised from the seller that the x 16 Solar Panels produce 7.5 KWH

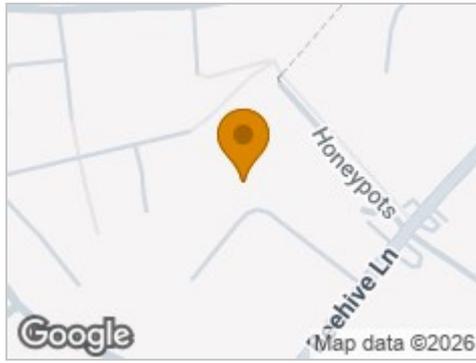
### Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £48.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.

Tel: 01245 330764



Road Map



Hybrid Map



Terrain Map



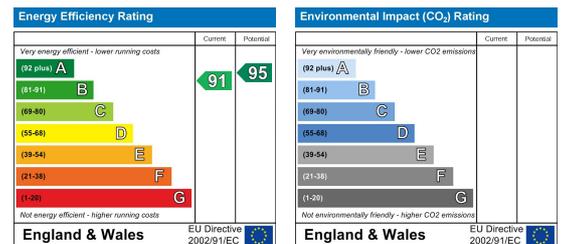
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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