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For Sale

Adrians

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Writtle Road, Chelmsford, CM1 3BP

Being offered for sale with no onward chain is this extended semi detached three bedroom family home situated to the south-west side of Chelmsford. The property is within easy driving distance to the A12 bypass, Writtle village and local shops, whilst Chelmsford City centre is within 2 miles along with the mainline train station. Comprising of three bedrooms, first floor shower room, extended kitchen/breakfast room, two reception rooms, garage/workshop to the side, a good size rear garden and off street parking to the front.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Entrance door leading through to

ENTRANCE HALL

Wood style flooring, stairs rising to the first floor, double glazed obscure window to side, doors to

LOUNGE 3.48m (11'5) x 3.33m (10'11)

Double glazed bay window to front, radiator, feature fireplace surround with tiled inset and hearth.

SITTING ROOM 3.66m (12'0) x 3.33m (10'11)

Radiator, feature period style fireplace with wood surround and tiled inlay, open plan to kitchen/breakfast room.

KITCHEN AREA 2.72m (8'11) x 2.24m (7'4)

'L' shaped and fitted with a range of matching white wall and base level units with wood effect roll edge work surface, inset four ring gas hob with oven beneath and cooker hood, space for free-standing fridge freezer and washing machine, inset single bowl sink unit with mixer tap, splash back tiling, wood style laminate flooring, vertical radiator, double glazed obscure door to side, double glazed window to rear with adjacent French doors giving access to the garden, two double glazed sky windows.

BREAKFAST AREA 5.56m (18'3) x 1.98m (6'6)

FIRST FLOOR LANDING

Double glazed window to side, loft access, doors to

BEDROOM ONE 3.71m (12'2) x 3.51m (11'6)

Double glazed window to front, radiator, feature cast iron fireplace.

BEDROOM TWO 3.66m (12'0) x 3.3m (10'10)

Double glazed window to rear, radiator, feature cast iron fireplace.

BEDROOM THREE 2.72m (8'11) x 2.26m (7'5)

Double glazed window to rear, radiator.

SHOWER ROOM

Comprising of a corner shower cubicle, twin flush low level w.c, vanity wash hand basin with mixer tap, chrome towel rail, tiling to walls, double glazed window to front.

OUTSIDE

The rear garden commences with a decked area, the majority is laid to lawn, extending to an excess of 100ft, fencing to sides. To the front of the property there is shingle off road parking.

GARAGE / WORKSHOP 9.12m (29'11) x 3.1m (10'2)

The side of the property is approached via a shared driveway leading to a garage/workshop with power and light connected.



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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