

Adrians

Sales & Lettings Agents

For Sale



Corporation Road, Chelmsford, CM1 2AR

This good size 3 bedroom semi detached house is most conveniently situated on the Northern fringe of the City centre within walking distance of the station as well as the highly regarded King Edward Grammar and County High Schools hence is highly recommended! It has off road parking and good size areas of garden to both the front and rear. It comprises a cloakroom, two separate reception rooms, kitchen, conservatory addition and has 3 bedrooms and bathroom on the first floor. The property backs Kings Road School play ground. WELL WORTH AN INTERNAL VIEWING!



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



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Front entrance door to

ENTRANCE PORCH

Door leading through to

ENTRANCE HALL

Radiator, stairs to first floor, doors to lounge and dining room.

LOUNGE 4.4m (14'5) x 3.65m (12')

A good size front reception room with fireplace and hearth, radiator, double glazed window to front, coved ceiling, doors to inner lobby and conservatory addition.

CONSERVATORY 3.46m (11'4) x 2.82m (9'3)

A good size and useful rear addition with vaulted ceiling, electric heater, fitted blinds, double glazed double doors giving access to the garden.

INNER LOBBY

Doors to deep under stairs storage cupboard, door to

CLOAKROOM

Comprising of a w.c, vanity wash hand basin with mixer tap, window to rear.

KITCHEN 2.97m (9'9) x 2.73m (8'11)

Well fitted with a good range of units comprising inset single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in hob and oven with cooker hood above, integrated fridge, washing machine and slimline dishwasher, eye level cupboards, wall mounted Potterton gas fired boiler, double glazed window to rear and door to garden, door to

DINING ROOM 3.35m (11') x 3.19m (10'6)

A good size reception room with radiator, double glazed window to front, coved ceiling, door returning to hallway.

FIRST FLOOR LANDING

Access to loft space, double glazed window to front, doors to

BEDROOM ONE 4.41m (14'6) x 3.64m (11'11) MAXIMUM

An excellent size slightly irregular shaped dual aspect room with radiator, built in airing cupboard, wardrobe cupboard, double glazed windows to front and rear.

BEDROOM TWO 3.29m (10'10) x 3.2m (10'6) MAXIMUM

Radiator, double glazed window to front, coved ceiling.

BEDROOM THREE 2.73m (8'11) x 2.27m (7'5)

Radiator, double glazed window to rear.

BATHROOM

Comprising of a panel enclosed bath with fitted Triton shower unit, w.c, vanity wash hand basin with mixer tap, radiator, window to rear, inset spot lights.

OFF ROAD PARKING

To the front, there is a set laid driveway providing off road parking and there is the potential to create further parking due to the size of the front garden.

GARDENS

To the front the garden is approximately 30ft square comprising the driveway, large area of lawn, hedge boundary to the front, side access gate leading into the rear garden. The rear garden is South-Westerly facing and measures approximately 45ft from the rear of the house (not the conservatory) and back Kings Road Primary School playing fields. There is a large area of lawn with numerous trees and shrubs.



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

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For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk