

# Adrians

Sales & Lettings Agents

**For Sale**



## Jeffcut Road, Chelmer Village, Chelmsford, CM2 6XN

This 1 bedroom end of terrace house is presented in IMMACULATE CONDITION having been COMPREHENSIVELY IMPROVED over recent months and is available with NO ONWARD CHAIN! It could make an ideal first purchase and is literally ready to move in to having been completely REDECORATED THROUGHOUT and having all NEW FLOOR COVERINGS and both the kitchen and bathroom are NEWLY INSTALLED. It has new ELECTRIC HEATERS, has double glazed windows and has even had new skirtings fitted. There is an ALLOCATED PARKING SPACE and visitors parking also. It is located on Chelmer Village with local amenities close by including Asda store and Village Square, bus services and schools and Chelmsford City centre and station are also within easy reach. ABSOLUTELY MUST BE INTERNALLY VIEWED TO BE FULLY APPRECIATED!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)





Front entrance door leading through to

### **ENTRANCE LOBBY**

Laminate flooring, replacement internal door leading to

### **LIVING ROOM 3.14m (10'4) x 3.04m (10') + RECESS**

Newly carpeted stairs leading to the first floor, laminate flooring, new skirting, new electric wall mounted heater, useful built in under stairs storage cupboard. A well lit room with double glazed windows to both the front and side, inset spot lights, wide opening to

### **NEWLY FITTED KITCHEN 3.93m (12'11) x 1.82m (6')**

Recently completely refitted and unused, comprising a range of high gloss grey coloured units, inset single drainer sink unit with mixer tap, working surfaces with cupboard under and drawer unit, built in hob and oven with cooker hood above, integrated fridge freezer, integrated dishwasher, laminate flooring, tiling over worktops, eye level cupboards, new electric wall mounted heater, useful area with potential to have a small breakfast table, double glazed window to side, inset spot lights.

### **FIRST FLOOR LANDING**

Newly carpeted, large built in airing cupboard and shelving for storage, replacement internal doors leading to

### **BEDROOM 3.08m (10'1) x 2.87m (9'5)**

Laminate flooring, newly installed electric wall mounted heater, good size built in wardrobe/storage cupboard, double glazed window to front.

### **NEWLY FITTED BATHROOM**

White suite comprising panel enclosed bath with mixer tap, fitted shower with rain-head and separate hose, glazed screen to side, tiled flooring, vanity wash hand basin with mixer tap, w.c with concealed cistern, wall mounted towel warmer, tiled flooring, part tiled walls, shaver socket, double glazed window to side, inset spot lights.

### **ALLOCATED PARKING**

There is an allocated parking space close by, plus a number of visitors parking spaces also.

### **OUTSIDE**

There are communal gardens, mainly laid to lawn which are maintained via a service charge which is currently £607.75 approx for this property.



**EPC RATING: D**  
**COUNCIL TAX BAND: B**  
**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**

**Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP**  
**01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk) | [www.adrians-property.co.uk](http://www.adrians-property.co.uk)**