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For Sale

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Pollards Green, Chelmer Village, Chelmsford, CM2 6UH

Constructed by Countryside PLC and close to Chelmer Village centre is this substantial five bedroom family home. The current owners have carried out a rear double storey extension giving the property superb ground and first floor accommodation. The property also benefits from having solar and currently receives payment under the feed-in tariff scheme. An internal inspection is recommended to truly appreciate the potential this property has to offer.



5 Bedroom(s)



3 Reception(s)



3 Bathroom(s)

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Entrance door leading through to

ENTRANCE HALL Wood style flooring, stairs rising to the first floor, window to side, door to

GROUND FLOOR CLOAKROOM Two piece suite comprising twin flush low level w.c, vanity wash hand basin with mixer tap, radiator, wood style flooring, part tiled walls, obscure glazed window to front.

DINING ROOM 3.1m (10'2) x 2.79m (9'2) Window to front, radiator, wood style flooring.

LOUNGE 5.46m (17'11) x 3.25m (10'8) Window to front, radiator, central fireplace with gas fire and fitted book shelves either side, wood style flooring, radiator, twin glazed doors to

SITTING ROOM 4.98m (16'4) x 3.94m (12'11) Sliding patio doors to rear garden, adjacent window, two radiators, access to

KITCHEN / BREAKFAST ROOM 5.11m (16'9) x 2.44m (8') + 10' x 6'8" Fitted with a range of wall and base level units, roll edge work surface, inset single bowl stainless steel sink unit with mixer tap, built in five ring gas hob with cooker hood above, eye level double oven, space for fridge freezer, tiling to floor, window to rear, splash back tiling, access to

UTILITY 4.83m (15'10) x 2.54m (8'4) Originally part of the double garage which has been converted giving access to the rear garden and further door leading to the remainder of the garage.

FIRST FLOOR LANDING Doors to

BEDROOM ONE 3.96m (13'0) x 3.25m (10'8) Window to front, radiator, door to

EN-SUITE SHOWER ROOM Corner shower cubicle, vanity unit housing wash hand basin with mixer tap and low level w.c with concealed cistern, tiling to walls, obscure glazed window to front.

BEDROOM TWO 3.94m (12'11) x 3.12m (10'3) Window to side, further window to rear, radiator, door to

EN-SUITE SHOWER ROOM Shower cubicle, wall mounted wash hand basin with mixer tap, twin flush low level w.c, tiling to walls, radiator, obscure glazed window to rear.

BEDROOM THREE 3.28m (10'9) x 2.69m (8'10) Window to front, radiator, built in storage cupboard.

BEDROOM FOUR 3.63m (11'11) x 2.69m (8'10) Window to side, radiator.

BEDROOM FIVE 2.82m (9'3) x 2.13m (7') Window to rear, radiator, airing cupboard.

BATHROOM White suite comprising panel enclosed bath with electric shower over, vanity unit housing wash hand basin with mixer tap, twin flush low level w.c with concealed cistern, tiling to walls, shaver point, obscure glazed window to side, chrome towel rail.

GARDEN The rear garden has a small patio area with the majority laid to lawn, fencing to boundaries, shrub borders, side gate giving access to the front of the property.

PARKING To the front there is parking for 2 vehicles.

GARAGE Up and over door to front.



EPC RATING: B
COUNCIL TAX BAND: F
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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