

# Adrians

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For Sale

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## Darnay Rise, Chelmsford

This 2 bedroom end of terrace house is located in a 'tucked away' location on Newlands Spring on the North West side of Chelmsford and has the benefit of having 2 allocated parking spaces just to the side of the property. The property could make an ideal first purchase and is well worth an internal viewing! It comprises an entrance hall, kitchen, lounge at the rear off which is a useful conservatory addition. On the first floor there are 2 bedrooms and bathroom. Local amenities are close by including bus services, Primary School and Morrisons store. Chelmsford City centre and station are both within easy reach. RECOMMENDED!

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



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## **ENTRANCE PORCH**

Further door through to

## **ENTRANCE HALL**

Radiator, stairs to first floor with cupboard under, glazed door to lounge, doorway through to

## **KITCHEN 3.28m (10'9) x 1.78m (5'10)**

Fitted with a range of units with cream coloured doors, inset single drainer sink unit, working surfaces, built in hob and oven with cooker hood above, space for washing machine and fridge freezer, cupboards and drawer unit, tiling over worktops, eye level cupboards, wall mounted Vaillant gas fired boiler, double glazed window to front, inset spot lights.

## **LOUNGE 4.17m (13'8) x 3.61m (11'10)**

Radiator, coved ceiling, window to rear, door to

## **CONSERVATORY ADDITION 3.05m (10'0) x 2.67m (8'9)**

A good size and useful addition being fully double glazed with poly-carbon roof, radiator, fitted blinds, double glazed double doors giving access to the garden, light and power connected.

## **FIRST FLOOR LANDING**

Access to loft space which we understand has a fitted light and let-down ladder, doors to

## **BEDROOM ONE 3.02m (9'11) x 2.72m (8'11) Clear Floor Space**

Radiator, built in mirror fronted wardrobe cupboards with drawer unit and shelving, double glazed window to rear.

## **BEDROOM TWO 2.82m (9'3) x 2.67m (8'9)**

Radiator, built-in over stairs siring cupboard and further built in wardrobe cupboard, two double glazed windows to front.

## **BATHROOM**

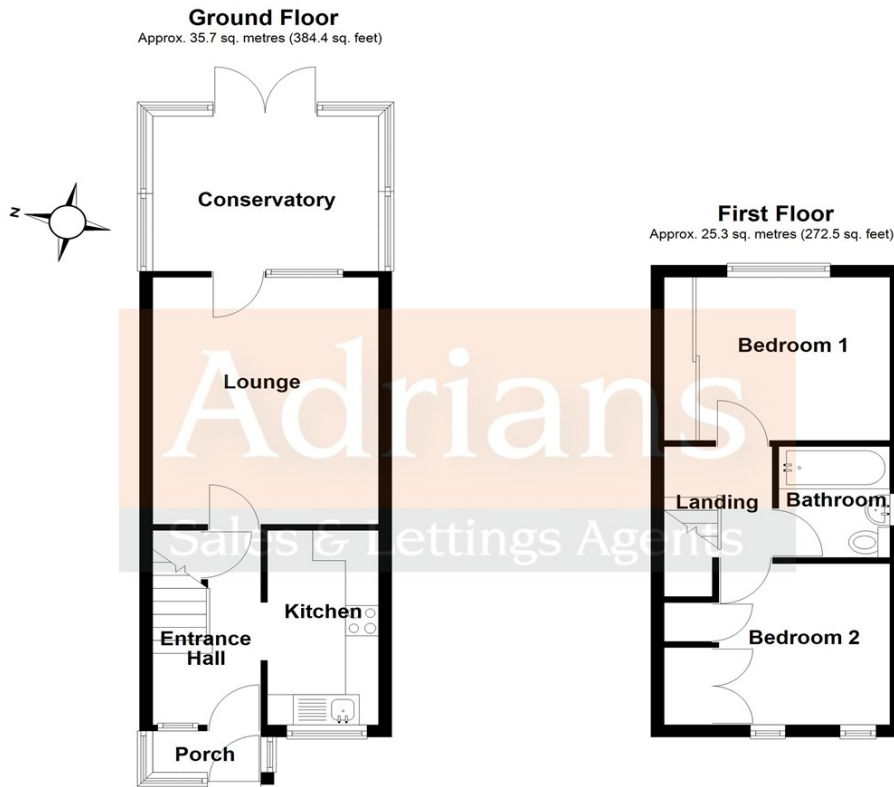
White suite comprising panel enclosed bath, fitted Triton shower unit with glazed screen to side, pedestal wash hand basin with mixer tap, w.c, towel warmer, fully tiled walls.

## **PARKING SPACES**

A distinct advantage of this property is the fact it has two allocated parking spaces, side by side, and located just at the side of the property.

## **GARDENS**

To the front there is a small area of open plan garden and pathway to front entrance, plus there is also a side access gate which gives access into the rear garden. The rear garden is East facing and measures approximately 40ft from the rear of the conservatory. There is a passageway to the side of the property where there is an outside tap, there is a paved patio area and the remainder of the garden is laid to lawn with a timber garden shed to the rear boundary.



Total area: approx. 61.0 sq. metres (656.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**EPC RATING: C**  
**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**

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.

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