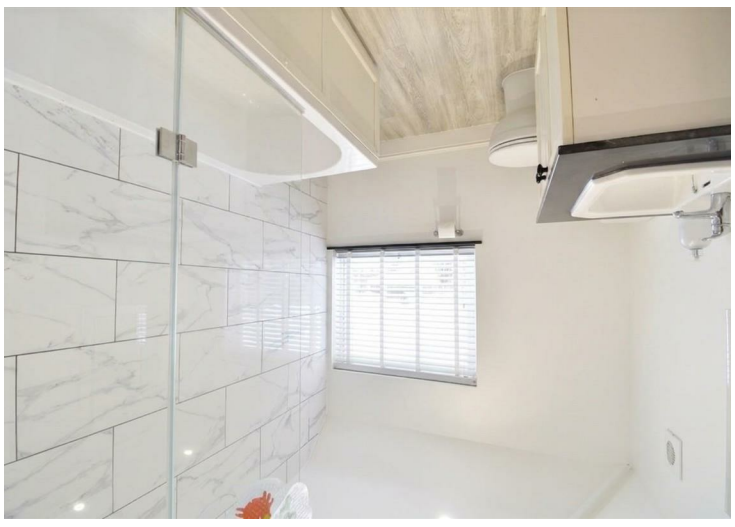
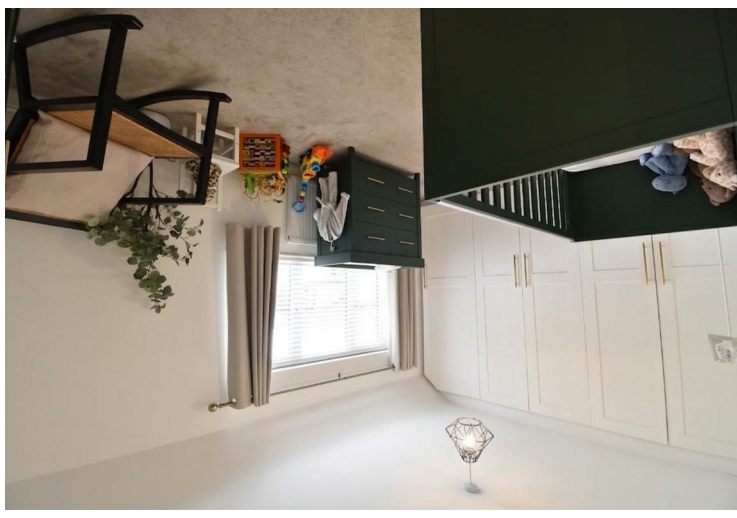
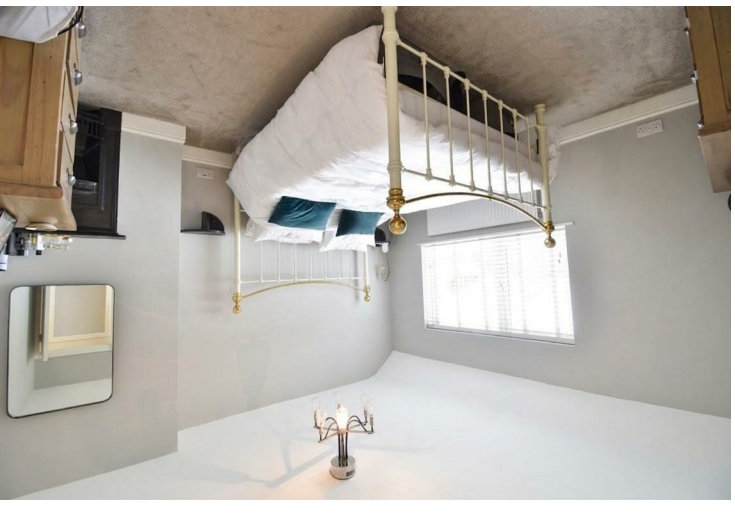
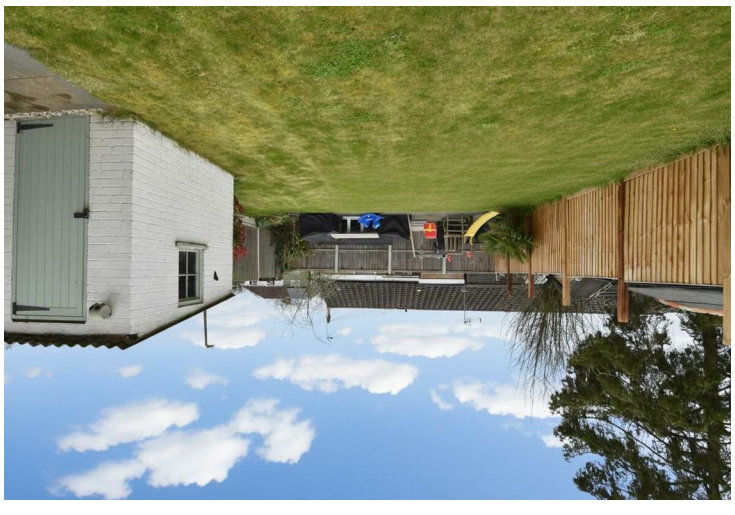
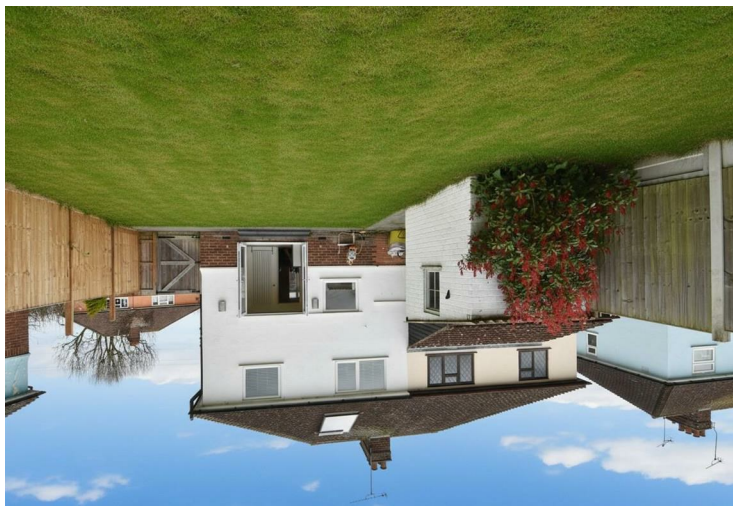
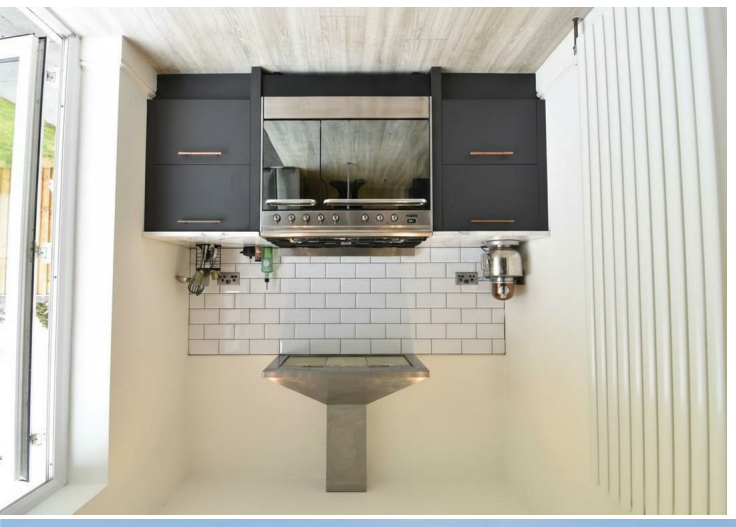
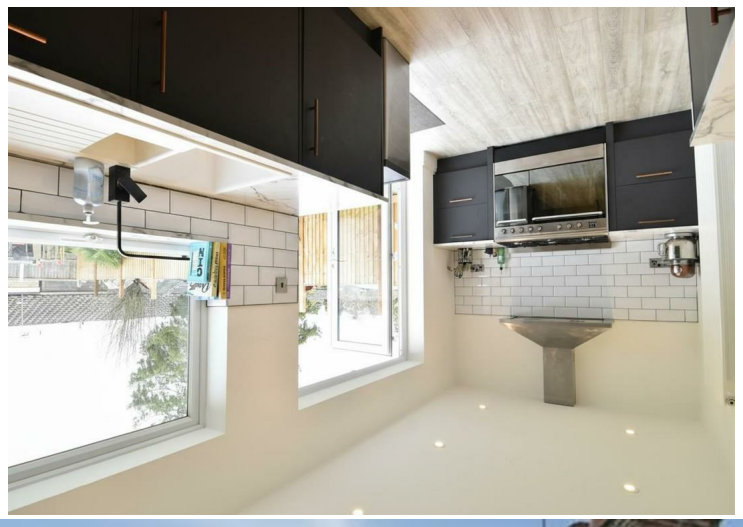
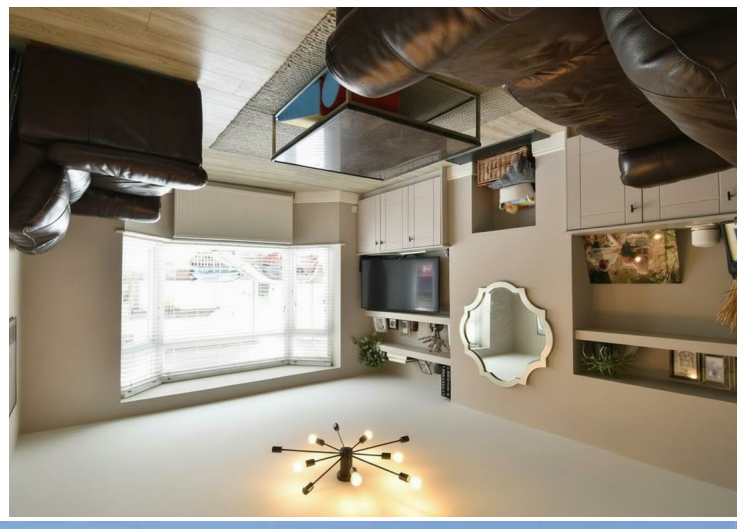

28 Maltings Road, Chelmsford , Essex CM2 8HH
£375,000

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Nestled on the picturesque Maltings Road in Chelmsford, this charming house offers a delightful blend of modern living and serene surroundings. Spanning 775 square feet, the property has been thoughtfully modernised throughout, ensuring a comfortable and stylish home for its new owners.

Upon entering, you are greeted by a spacious living room that provides an inviting space for relaxation and entertainment. The contemporary kitchen is well-equipped, making it a joy to prepare meals. Additionally, the ground floor features a convenient WC, enhancing the practicality of the layout.

Upstairs, you will find two genuine double bedrooms, each offering ample space and natural light, perfect for restful nights. The family bathroom has been refitted to a high standard, providing a fresh and modern feel.

The idyllic location is ideal for those who enjoy country walks, with scenic paths right on your doorstep. For pet owners, the property boasts side access, making it easy to accommodate your furry friends. Furthermore, there is potential to extend the ground floor, as planning permission was previously approved (but has now

Hallway

Lounge 14'11" x 12'0" (4.55m x 3.66m)

kitchen 18'0" x 6'9" (5.49m x 2.06m)

WC

Bedroom 1 12'0" x 10'0" (3.66m x 3.05m)

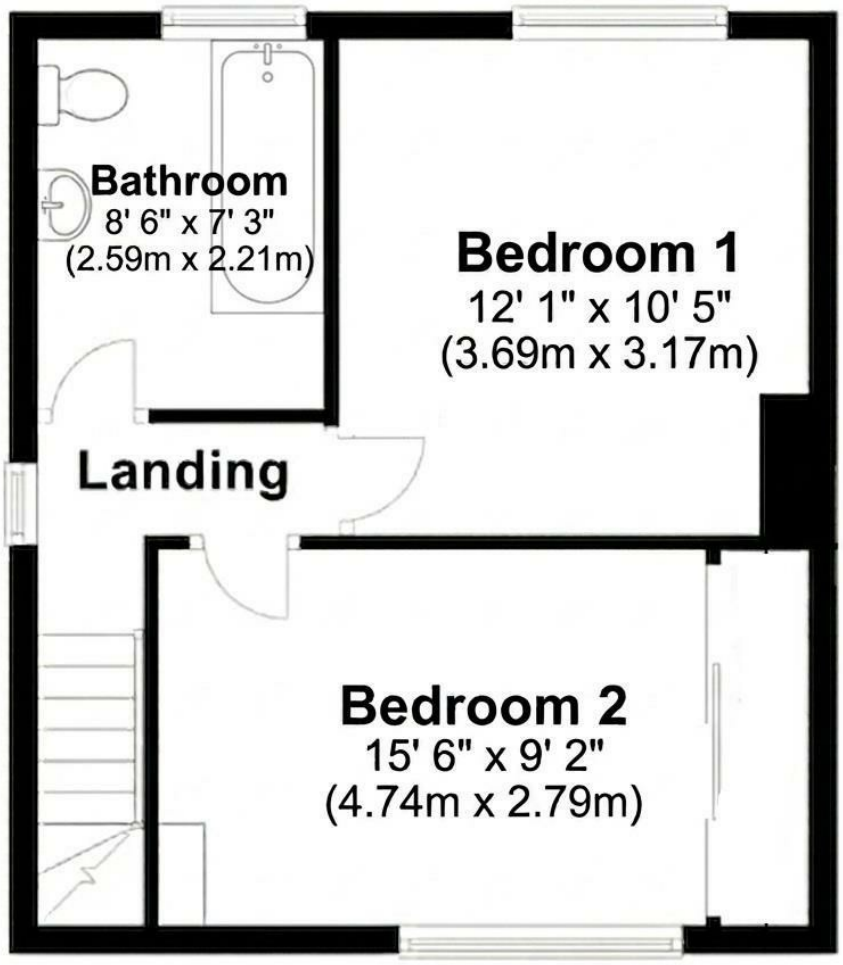
Bedroom 2 9'1" x 15'5" (2.77m x 4.72m)

Bathroom 8'0" x 7'3" (2.44m x 2.21m)

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

First Floor