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For Sale

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Sheppard Drive, Chelmer Village, Chelmsford, CM2 6QE

Located towards the end of a cul-de-sac and within close proximity of favoured local schooling, is this three bedroom family home which has been thoughtfully improved over the years by its current owners. Over time, the kitchen and bathroom have both been refitted and to the rear there is an attractively landscaped garden with outside lighting and a water feature to remain. To the front, there is ample off street parking.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Double glazed entrance door to

KITCHEN 3.51m (11'6) x 3.48m (11'5)

Inset spot lights, double glazed window to front, fitted with a comprehensive range of wall and base level units, roll edge worktops, inset single drainer sink unit, integrated AEG oven and microwave, integrated dishwasher, space for washing machine, stairs rising to first floor, radiator.

LOUNGE / DINER 5.97m (19'7) x 3.45m (11'4)

Coving to ceiling, dado rail, fireplace, double glazed window to rear overlooking the garden, double glazed door to garden.

FIRST FLOOR LANDING

Coving to ceiling, loft access, cupboard housing boiler, doors to

BEDROOM ONE 3.45m (11'4) x 3.05m (10')

Coving to ceiling, window to rear overlooking the garden, radiator.

BEDROOM TWO 3.51m (11'6) x 2.26m (7'5)

Coving to ceiling, window to front, radiator, inset spot lights.

BEDROOM THREE 3.38m (11'1) x 2.87m (9'5)

Coving to ceiling, window to rear, radiator.

BATHROOM

Coving to ceiling, double glazed window to front, suite comprising panel enclosed corner bath with mixer tap, pedestal wash hand basin, close coupled w.c, heated towel rail, tiling to walls. In addition to the bathroom, the current sellers have made use of what we believe was at one point a large storage cupboard and is now a small shower room.

DRIVEWAY PARKING & GARAGE

The property offers ample off street parking with a part integral garage with electric roller door.

GARDEN

To the rear there is an attractive garden with a pleasant outlook and is mostly landscaped. To the far end of garden there is a raised patio area, perfect for outside dining. As mentioned previously, there is inset lighting, power points and a water feature which is to remain.



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.

For more information, please contact

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