

Adrians

Sales & Lettings Agents

For Sale

Adrians
Care, Trust & Experience



Pines Road, Chelmsford

Situated within walking distance of local shops and recreational grounds is this mid terraced family home. The property offers three bedrooms, white fitted kitchen with integrated appliances, lounge, kitchen, conservatory, a pleasant rear garden and off road parking is provided to the front for two vehicles.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



ENTRANCE HALL

Stairs rise to first floor

LOUNGE

Double glazed window to front, coved cornice, radiator.

KITCHEN

Fitted in White gloss eye and base level units with square edge worktops inset one and a quarter bowl sink unit with mixer taps, tiling to walls, integrated full size fridge and freezer, space for washing machine, built in oven, hob and cooker hood, concealed lighting, double glazed window to rear, doors leading to

CONSERVATORY

Double glazed windows, french doors giving access to garden, polycarbonate roof.

FIRST FLOOR LANDING

Loft access, storage cupboard, doors to

BEDROOM ONE

Two double glazed windows to front, two radiators, fitted wardrobes to one wall.

BEDROOM TWO

Double glazed window to rear, built in storage cupboard, radiator.

BEDROOM THREE

Double glazed window to front, radiator, boiler cupboard.

BATHROOM

Double glazed window, panel enclosed bath, pedestal wash hand basin, shower cubicle, part tiled walls.

SEPARATE W.C

Low level w.c, double glazed window.

REAR GARDEN

The rear garden is majority laid to lawn with a small patch being artificial, fencing to sides, raised deck area, garden shed, side pedestrian gate.



EPC RATING:
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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