



Dove Lane

Chelmsford, CM2 8AX

Guide Price £400,000 - £425,000 Offered for sale with no onward chain is this three bedroom semi detached home the accommodation includes entrance hall, ground floor WC, lounge, dining area, kitchen, three bedrooms and bathroom, externally there is a 31 ft rear garden private driveway and garage.

**Guide Price £400,000 - £425,000 - Freehold - Council Tax: D**



### Entrance Hall

Entrance door, double glazed window to side, stairs to first floor, cupboard, laminate flooring.

### Ground Floor WC

Frosted double window to side, low level WC, wash hand basin, vinyl flooring.

### Reception Room One

16'7 x 10'2 (5.05m x 3.10m )  
Double glazed window to front, radiator, parquet flooring.

### Reception Room Two

10'11 x 8'11 (3.33m x 2.72m )  
Double glazed french doors to rear, radiator, parquet flooring.

### Kitchen

12' x 7'5 (3.66m x 2.26m )  
Double glazed window to side, part double glazed door to rear, wall and base units, gas cooker point, plumbing for washing machine and dishwasher, integrated fridge freezer, boiler, vinyl flooring.

### Landing

Double glazed window to side, loft access, airing cupboard, carpet.

### Bedroom One

14'3 x 9'9 (4.34m x 2.97m )  
Double glazed window to front, built in wardrobes, radiator, laminate flooring.

### Bedroom Two

10'10 x 9'10 (3.30m x 3.00m )  
Double glazed window to rear, built in wardrobes, radiator, laminate flooring.

### Bedroom Three

10'5 x 6'9 (3.18m x 2.06m )  
Double glazed window to front, built in wardrobes, radiator, laminate flooring.

### Bathroom

Frosted double glazed window to rear, low level WC, vanity wash hand basin, panelled bath with overhead power shower, heated towel rail, tiled walls, tiled flooring.

### Garden

31' (9.45m )  
Patio area, lawn, outside tap, access to garage and driveway.

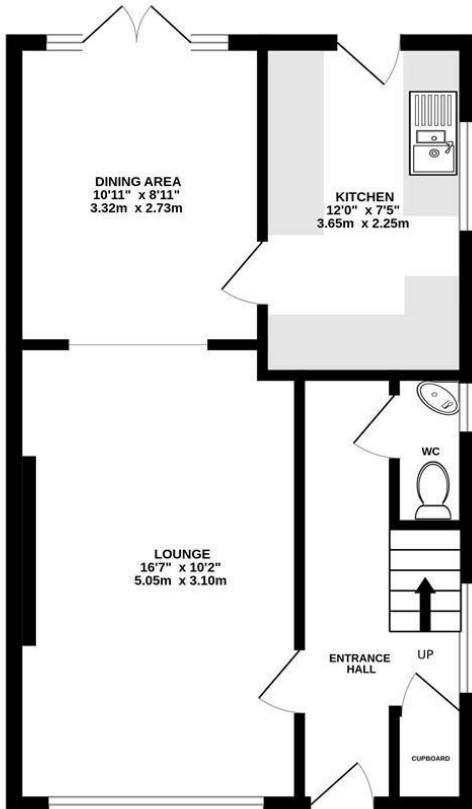
### Driveway & Garage

Driveway to the front plus gated driveway to the side leading to detached garage with power and light.

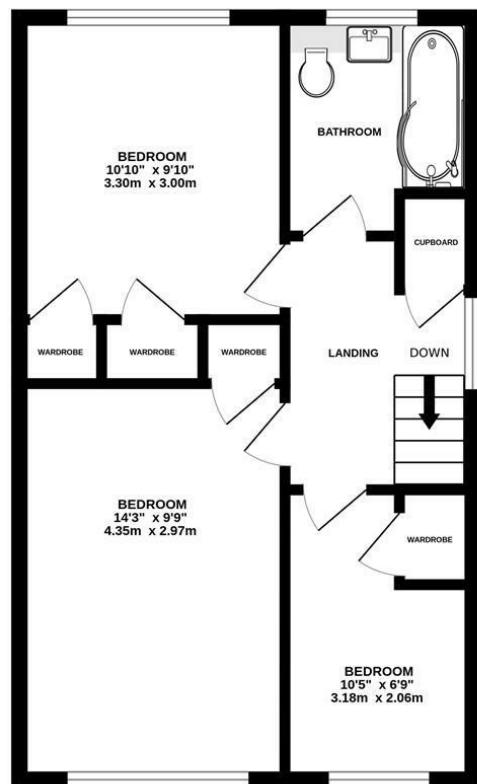




GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: D  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	83	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	