



24 Stablecroft, Chelmsford, CM1 6YX

£365,000

\*\* NO ONWARD CHAIN - GAS WARM AIR HEATING - PROPERTY REQUIRES MODERNISATION - EXCELLENT SCHOOLING IN CLOSE PROXIMITY - EASY ACCESS TO A12 AND CITY CENTRE \*\* A three bedroom semi detached family home enjoying spacious accommodation. Ground floor: ENTRANCE PORCH, CLOAKROOM, SPACIOUS LOUNGE, SEPARATE DINING ROOM, KITCHEN (needs updating). First floor: THREE BEDROOMS AND BATHROOM. The property has driveway parking and an attached garage and a good size rear garden.

#### LOCALITY INFORMATION

There are ample amenities and facilities in the Springfield area which include, doctors surgeries, dentists, excellent schools, a variety of shops and Springfield medical centre. There is easy access to the A12 and regular bus services in to Chelmsford city centre with the mainline railway station to London Liverpool Street as well as an excellent range of shopping and recreational facilities including the popular Bond Street Quarter with John Lewis store.

#### ACCOMMODATION COMPRISES

Upvc entrance door with three opaque double glazed windows to porch.

#### ENTRANCE PORCH

Door to cloakroom and small paned glazed door to lounge.

#### CLOAKROOM



Coloured suite comprising wash hand basin, low level wc, opaque upvc double glazed window.

#### SPACIOUS LOUNGE 17'2 x 14'2 (5.23m x 4.32m)



The focal point of the room is the feature marble fireplace with gas coal effect fire, bow upvc double glazed leaded light window to front, warm air vent, stairs to first floor, opaque small paned glazed door to dining room.

#### FURTHER VIEW



**DINING ROOM 10'6 x 9'4 (3.20m x 2.84m)**



Warm air vent, double glazed patio doors to rear garden and small paned glazed door to kitchen.

**KITCHEN 10'6 x 7'6 (3.20m x 2.29m)**



Wooden fronted unit with ample worktop space and drawers and cupboards below, good range of eye level cabinets with crockery display unit, personal lighting below, gas warm air control system, cooker space with concealed extractor hood above, tiled flooring and tiled walls, upvc double glazed window to rear.

**ADDITIONAL VIEW**



**ANOTHER VIEW**



**LANDING**

Access to roof space which we understand is boarded with a retractable ladder and lighting.

**BEDROOM ONE 12'4 x 9 (3.76m x 2.74m)**



Range of fitted wardrobes and wall mounted cupboards, warm air vent, leaded light upvc double glazed window to front.

**REVERSE VIEW**



**BEDROOM TWO 10'6 x 10'5 (3.20m x 3.18m)**



Upvc double glazed window to rear.

**BEDROOM THREE 8'2 x 7'10 (2.49m x 2.39m)**



Warm air vent, upvc double glazed window to front.

#### FAMILY BATHROOM 6'6 x 6'2 (1.98m x 1.88m)



Coloured suite with panelled bath, pedestal wash hand basin, low level wc, part tiled walls, warm air vent, frosted upvc double glazed window to rear with deep ornamental tiled sill.

#### FRONT GARDEN

Open plan design being laid to lawn with various shrubs.

#### DRIVEWAY AND GARAGE

There is driveway parking leading to an attached garage with up and over door, power and light connected and a pitched roof providing useful storage space.

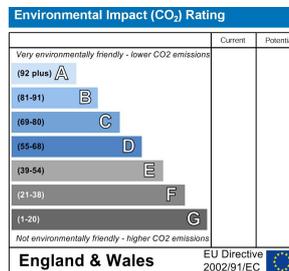
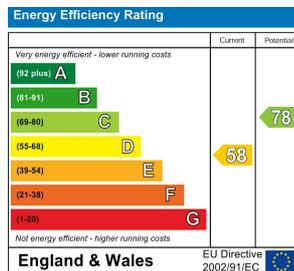
#### GOOD SIZE REAR GARDEN



Commencing with a paved patio to the rear elevation, the remainder is laid to lawn with well stocked shrub and tree borders and fenced boundaries.



**APPROX INTERNAL FLOOR AREA 97 SQ M (1050 SQ FT) (Including Garage)**  
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 All measurements are approximate **NOT** to be used for valuation purposes  
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