

Adrians

Sales & Lettings Agents

For Sale £340,000



Nelson Grove, Chelmsford

No onward chain, good size two bedroom semi-detached home close to the City centre with off street parking for 2 cars. The property does require decoration but enjoys a good size garden is just a few minutes walk from Chelmsford's shopping facilities and thriving bars and restaurants.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Entrance to the property via PVCu front entrance door leading through to

ENTRANCE HALL

Stairs that rise to the first floor, radiator, doors to

KITCHEN 3.56m (11'8) x 2.06m (6'9)

Double glazed window to front, range of base and wall mounted medium oak units complimented by roll top work surface, inset single drainer stainless steel sink unit with mixer tap, tiled splash backs, space for cooker, space for washing machine, wall mounted gas central heating boiler.

LOUNGE 4.75m (15'7) x 4.06m (13'4)

Double glazed window to rear, double glazed door to rear leading to the garden, radiator, laminate flooring.

FIRST FLOOR LANDING

Access to loft space, storage cupboard, doors to

BEDROOM ONE 3.33m (10'11) x 3.07m (10'1)

Two double glazed windows to front, radiator.

BEDROOM TWO 4.11m (13'6) x 2.49m (8'2)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, three piece white suite comprising pedestal wash hand basin, low level w.c, panelled bath, radiator.

GARDEN

A good size garden with patio area, remainder mostly laid to lawn with some shrubs, side access.

PARKING

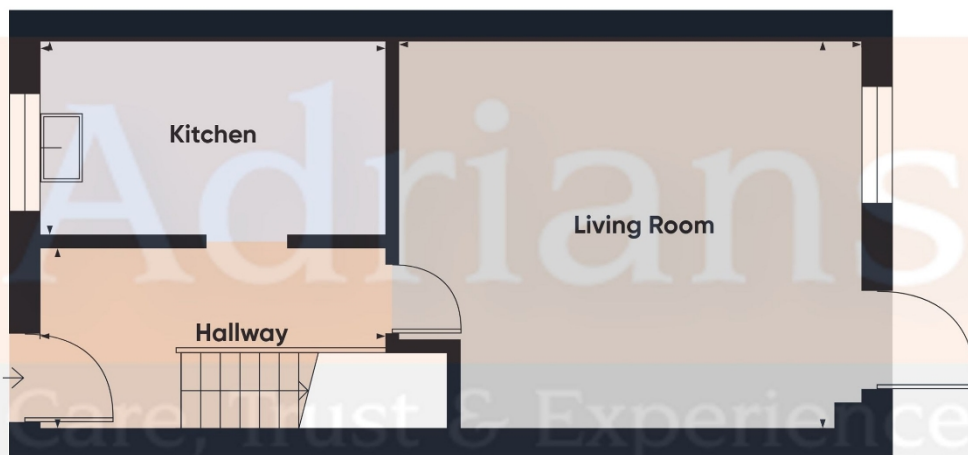
To the front there is a driveway providing off road parking for 2 cars.

Approximate total area⁽¹⁾
692 ft²
64.3 m²

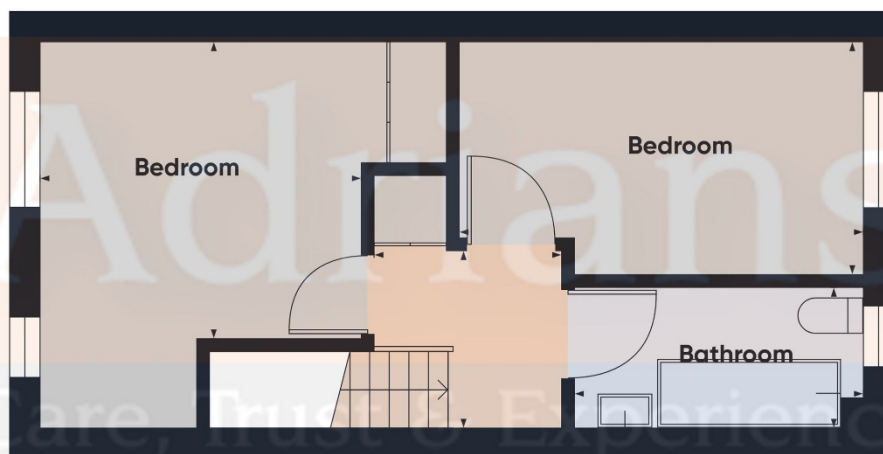
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1



EPC RATING: C
COUNCIL TAX BAND: C
POSTCODE: CM1 2RN
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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