

Adrians

Sales & Lettings Agents

To Let



Upper Bridge Road, Chelmsford

Within close proximity of Chelmsford City centre and the mainline train station is this terraced red brick Victorian house. Comprising of an open plan lounge/dining room with feature fireplace, kitchen with utility area, ground floor cloakroom, two bedrooms, bathroom, further stairs leading to a useful attic space and a rear garden.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



LOUNGE / DINING ROOM 7.16m (23'6) x 3.43m (11'3)

Stairs rising to first floor, double glazed window to front, double glazed window to rear, two fireplace surrounds (one with fitted gas fire), radiator, doorway leading to

KITCHEN 3.35m (11'0) x 2.18m (7'2)

Fitted with a range of wall and base level units, wood work surface, inset one and a quarter bowl stainless steel sink unit with mixer tap, double glazed windows to side, splash back tiling, coved cornice, smooth plastered ceiling, radiator, open plan to

UTILITY ROOM 2.74m (9'0) x 2.01m (6'7)

Door to side, double glazed window to rear, coved cornice, smooth plastered ceiling, down lighting, door to

CLOAKROOM

Comprising low level w.c, tiling to floor.

BEDROOM ONE 3.51m (11'6) x 3.1m (10'2)

Double glazed window to rear, coved cornice, smooth plastered ceiling, radiator, door leading to

BATHROOM

Corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, wall mounted boiler (for hot water only), towel rail, double glazed window to rear.

BEDROOM TWO 3.35m (11'0) x 3.05m (10') INCLUDING RECESS

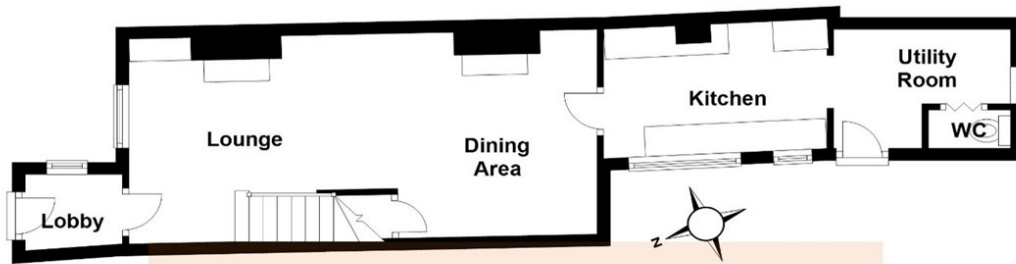
Stair recess rising to attic space, double glazed window to front, coved cornice, fitted mirror fronted wardrobes to one wall, radiator.

GARDEN

Hardscaped with patio slabs, fencing to both sides and rear gate.

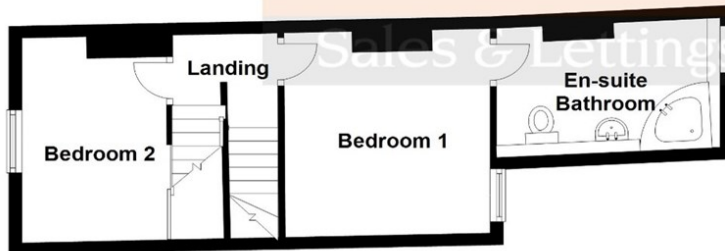
Ground Floor

Approx. 39.3 sq. metres (423.6 sq. feet)



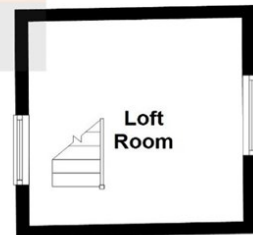
First Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Second Floor

Approx. 11.1 sq. metres (119.4 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Adrians
Plan produced using PlanUp.

EPC RATING: E
COUNCIL TAX BAND: C
POSTCODE: CM2 0RT

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

All applicants aged 18 years and older are required to pass the reference criteria prior to entering into any Tenancy.
1 WEEKS' RENT REQUIRED FOR HOLDING FEE
5 WEEKS' RENT REQUIRED FOR DEPOSIT

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265621 | info@adrians-property.co.uk | www.adrians-property.co.uk