

# Adrians

Sales & Lettings Agents

For Sale



## Kennet Way, Chelmsford, CM1 2JP

Located on the popular west side of Chelmsford is this much improved terraced three bedroom family home which is currently being marketed with no onward chain. As mentioned earlier the property offers three bedrooms with bathroom and separate w.c. to first floor and benefits from having a refitted kitchen, new carpets throughout and replacement double glazed windows. Local shops and schools can be found within half a mile with good bus routes to Chelmsford City Centre and railway station.

 3 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)

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Door to entrance porch with further doorway leading through to

### **ENTRANCE HALL**

Stairs rising to first floor, radiator, wood style laminated flooring, stairs leading to first floor landing, door way leading to Lounge

### **LOUNGE 4.8m (15'9) x 3.73m (12'3)**

Double glazed window to front, radiator.

### **KITCHEN 6.1m (20') x 2.01m (6'7)**

Fitted with a range of modern eye and base level units with black roll edged worktops, inset single bowl stainless steel sink unit with mixer tap, tiled splashbacks and tiled flooring, recesses for domestic appliances, double glazed window to rear with adjacent door giving access to garden, further double glazed window, radiator,

### **FIRST FLOOR LANDING**

Storage cupboard, doorway leading to bathroom.

### **BATHROOM**

Panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer taps, storage cupboard housing gas boiler, tiling to walls and floor, double glazed obscure window to rear, extractor fan.

### **SEPARATE W.C.**

Low level w.c., double glazed obscure window to rear.

### **BEDROOM ONE 4.39m (14'5) x 2.82m (9'3)**

Double glazed window to front, radiator, built in wardrobes.

### **BEDROOM THREE 3.23m (10'7) x 2.03m (6'8)**

Double glazed window to rear.

### **BEDROOM TWO 3.2m (10'6) x 1.98m (6'6)**

Double glazed window to front, radiator.

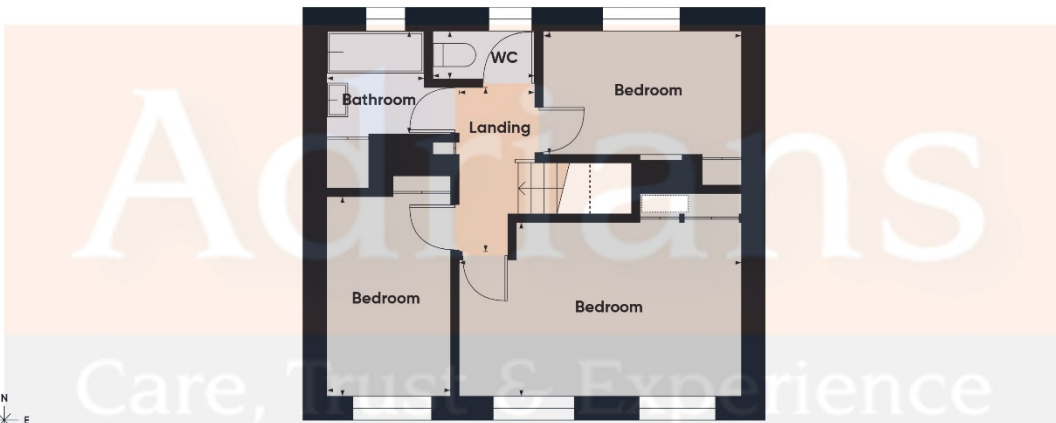
### **OUTSIDE**

A good size garden, side tunnel access, mature hedging and fencing to sides and to rear. To the front there is a small lawned area.



Floor 0

**Approximate total area<sup>(1)</sup>**  
725 ft<sup>2</sup>  
67.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE 360

**EPC RATING: C**  
**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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