



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Priory Corner, Priory Road, Chelmsford



Morgan Brookes believes - Nestled between South Woodham Ferrers and Danbury, this beautifully presented modern two-bedroom home enjoys a convenient location with easy access to local village amenities and transport links. South Woodham Ferrers railway station provides direct services to London Liverpool Street, making it ideal for commuters. The property offers bright and spacious open-plan living, a beautifully landscaped rear garden, and ample off-street parking.

Our Seller loves - Her home as it's flooded with light most of the day and it has a very good sized garden with plenty of space for her family to visit.

Key Features

- Beautifully Presented Throughout.
- Ground Floor Cloakroom.
- 19' Open Plan Kitchen / Dining / Living Room.
- Modern Fitted Bathroom.
- South Facing Landscaped Rear Garden.
- Ample Off Street Parking.
- Easy Reach Of Local Amenities.
- Call Morgan Brookes Today!

£375,000

Priory Road, Priory Road, Chelmsford

Entrance

Double glazed panelled door to:

Hallway

7' 8" x 4' 5" (2.34m x 1.35m)

Radiator, stairs to first floor, smooth ceiling incorporating downlights, wood effect laminate flooring, doors to:

Ground Floor Cloakroom

4' 5" x 4' 3" (1.35m x 1.29m)

Concealed cistern WC, vanity hand basin, stainless steel heated towel rail, smooth ceiling incorporating downlights, extractor fan, wood effect laminate flooring.

Open Plan Kitchen / Living / Dining Room

19' 0" nt 17'4" x 10' 6" (5.79m nt 5.28m x 3.20m)

Kitchen / Diner - Two double glazed windows front aspect, double glazed panelled door to rear garden, range of fitted base & wall mounted units, square edge work surfaces incorporating sink & drainer unit, 4 point electric hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher & washing machine, radiator, smooth ceiling incorporating downlights, wood effect laminate flooring, opening to : Living Room - Double glazed window to rear aspect, double glazed French doors to rear garden, radiator, built in understairs storage cupboard, smooth ceiling incorporating downlights, wood effect laminate flooring.

First Floor Landing

6' 7" x 4' 3" (2.01m x 1.29m)

Double glazed window to front aspect, built in storage cupboard, smooth ceiling incorporating downlights, carpet flooring, doors to:

Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window to rear aspect, radiator, fitted wardrobes, smooth ceiling incorporating downlights, carpet flooring.

Bedroom 2

12' 7" x 6' 7" (3.83m x 2.01m)

Double glazed window to front aspect, radiator, fitted wardrobes, smooth ceiling incorporating downlights, carpet flooring.

Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)

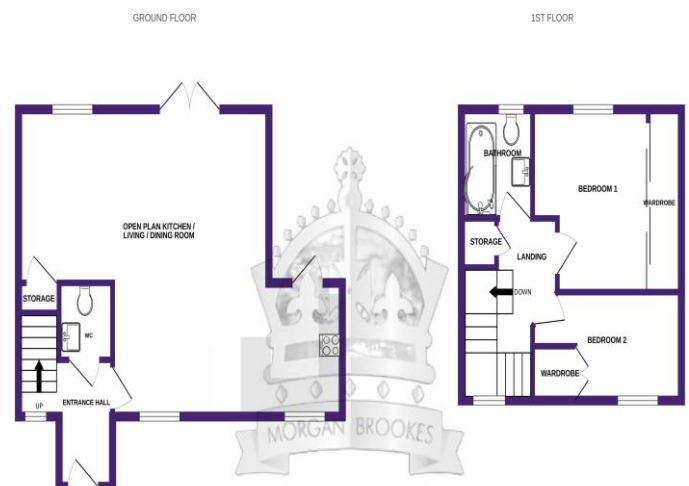
Obscure double glazed window to rear aspect, concealed cistern WC, vanity hand basin, panelled bath with raised shower system & glass shower screen, stainless steel heated towel rail, complimentary tiling to walls, extractor fan, smooth ceiling incorporating downlights, tiled flooring.

Rear Garden

Tiled patio area immediately from the rear of the property, the remainder being laid to lawn with various flower & tree boarders. The patio extends round to the side of the property offering a further paved seating area, exterior water tap, side access gate.

Front Of Property

Paved driveway offering ample off street parking with various flower & shrub boarders, electric car charging unit, side access gate.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metaplan 12/2020

Local Authority Information
Chelmsford City Council
Council Tax Band: C

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£375,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.