

Adrians

Sales & Lettings Agents

For Sale £535,000



Fraser Close, Chelmsford

Fraser Close is a no-through road on the outskirts of Chelmsford City centre, whilst just a short walk will also take you to vibrant Moulsham Street and local green spaces. The property itself is at the start of the road and is situated on a very sizeable plot with a large beautiful rear garden. Internally there are three bedrooms, each served by the main shower room, a very pleasant fitted kitchen and a wonderful open plan lounge/diner enjoying a direct view over the lovely rear garden. To the front there is off street parking leading to an attached garage with utility space. Viewing is strongly advised.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Double glazed entrance door to

RECEPTION HALL 4.47m (14'8) x 2.57m (8'5)

'L' shaped with coving to ceiling, loft access, radiator.

LOUNGE / DINER 5.41m (17'9) x 3.78m (12'5)

Coving to ceiling, large double glazed window to rear overlooking the garden, two large radiators, double glazed door to garden.

KITCHEN / BREAKFAST ROOM 4.42m (14'6) x 2.59m (8'6) AT WIDEST POINTS

Inset spot lights, coving to ceiling, double glazed window to rear enjoying views over the garden, comprehensive range of cream shaker style fronted wall and base level units, square edge worktops over, breakfast bar, inset sink unit with mixer tap, four ring hob with separate oven, free-standing dishwasher, further space for fridge freezer, small stained glass window to side, door to side lobby.

BEDROOM ONE 3.89m (12'9) x 3.4m (11'2)

Coving to ceiling, double glazed window to front, radiator.

BEDROOM TWO 3.89m (12'9) MAXIMUM x 2.97m (9'9)

Coving to ceiling, double glazed window to front, fitted wardrobes.

BEDROOM THREE 2.97m (9'9) x 2.82m (9'3)

Coving to ceiling with inset spot lights, double glazed window to side, built in wardrobe cupboards, further cupboard housing the boiler.

REFITTED SHOWER ROOM

Inset spot lights, obscure double glazed window to side, shower unit with glazed screen, pedestal wash hand basin, close coupled w.c, part tiling to walls.

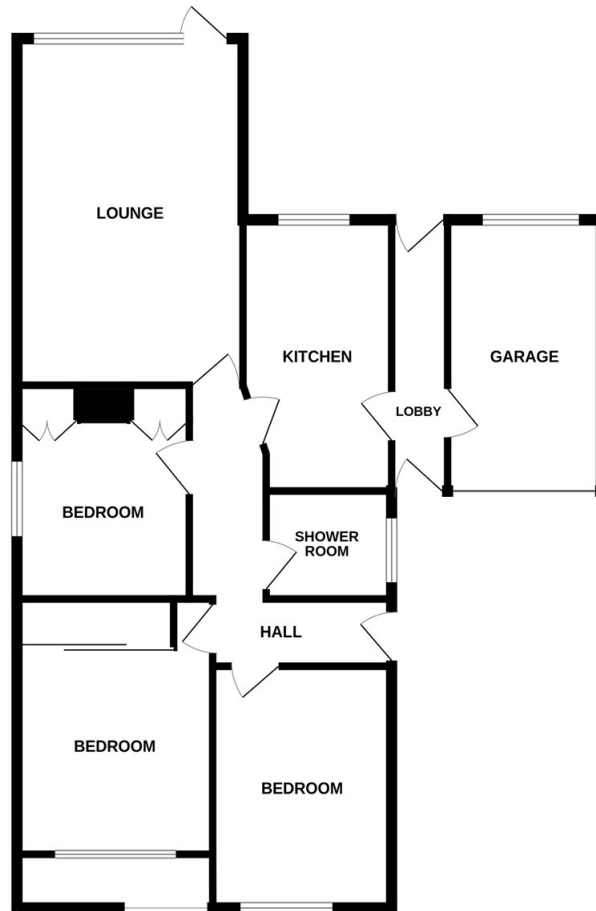
GARAGE 4.88m (16') x 2.44m (8') AT WIDEST POINTS

There is a single garage with electric up and over door, utility space to the far end, window to rear overlooking the garden, door to side lobby.

OUTSIDE

As mentioned, the property is situated at the start of the road and is slightly elevated offering off street parking with the remainder of the front garden being well planted with various shrubs and beds. A particular feature of the property is the sizeable rear garden which has been heavily planted and well-tended by the current owner. A good sized paved patio opens onto a neat lawn with stepped path. The garden itself offers various routes to the far end and has a large degree of privacy. Discretely hidden is a timber shed for all of your garden storage, whilst there is also a greenhouse to remain towards the far end.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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EPC RATING: TBC
COUNCIL TAX BAND: D
POSTCODE: CM2 0TD
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

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