



Payne Place, East Hanningfield Chelmsford CM3 8UU

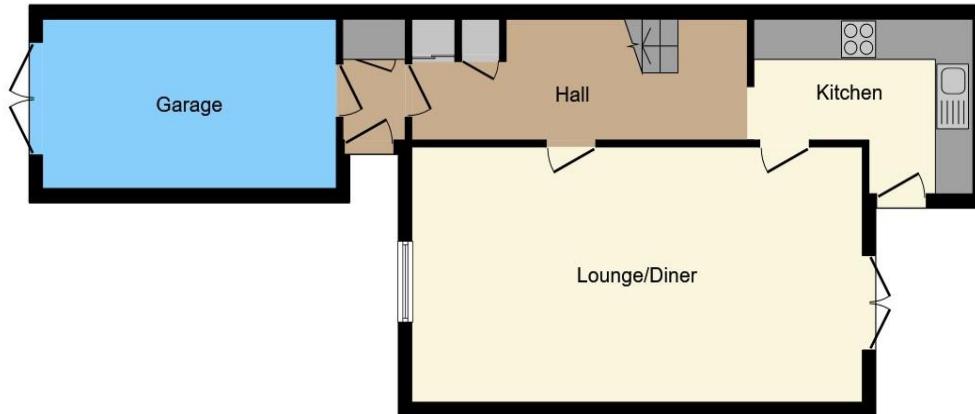
william
h brown

welcome to

Payne Place, East Hanningfield Chelmsford

GUIDE PRICE £300,000 - £325,000 This charming three bedroom end-of-terrace family home, situated in the picturesque village of East Hanningfield. The property offers an entrance hall, a ground floor cloakroom, a spacious kitchen/diner and a generous lounge overlooking the rear garden.





Ground Floor

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First Floor

Ground Floor

Kitchen

11' 6" x 8' 8" (3.51m x 2.64m)

Lounge / Diner

24' 7" x 12' 8" (7.49m x 3.86m)

First Floor

Bedroom One

12' 8" x 8' 9" (3.86m x 2.67m)

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.64m)

Bathroom

6' 5 x 8' (1.83m 5 x 2.44m)

Garage

16' x 8' 4" (4.88m x 2.54m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Payne Place, East Hanningfield Chelmsford

- Three Bedrooms
- Garage & Parking
- Popular Village Location
-
-

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£300,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CHE114399 - 0015

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Please note the marker reflects the postcode not the actual property

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