

# Adrians

Sales & Lettings Agents

For Sale



## Wallace Crescent, Chelmsford, CM2 9QL

This beautifully presented semi detached bungalow has been thoughtfully refurbished by its current owner over recent years. The property now provides versatile accommodation and could be used as either a two bedroom with two reception rooms, or potentially even a three bedroom with just the one reception room. There is a fully fitted modern kitchen and a very tasteful and modern shower room. Whilst undergoing the refurbishment work, the property benefits from all new double glazing and new boiler system. There is an established and largely private rear garden with a large timber outbuilding, whilst to the front there is off street parking. Worth noting that Wallace Crescent is situated within reasonable distance of Chelmsford City centre and Moulsham Street with its array of amenities is closer still. Viewing is strongly advised.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance doors leading through to

### **ENTRANCE HALL**

Loft access, picture rail, inset spot lights, cupboard housing boiler, doors to

### **LIVING ROOM 3.99m (13'1) x 3.66m (12')**

Picture rail, double glazed bay window to front, gas fire, radiator.

### **KITCHEN 2.67m (8'9) x 2.59m (8'6)**

Inset spot lights, double glazed window to side, fully fitted with a range of white gloss fronted wall and base level units with roll edge worktops, inset single drainer sink unit, four ring gas hob with separate oven and microwave, integrated fridge freezer, integrated washing machine.

### **BEDROOM ONE 3.68m (12'1) x 3.1m (10'2)**

Picture rail, double glazed window to front, radiator.

### **BEDROOM TWO 3.12m (10'3) x 2.44m (8')**

Picture rail, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM THREE / SECOND RECEPTION ROOM 3.66m (12') x 3.28m (10'9)**

Coving to ceiling, two radiators, double glazed French style door with window to side opening onto the rear garden.

### **SHOWER ROOM**

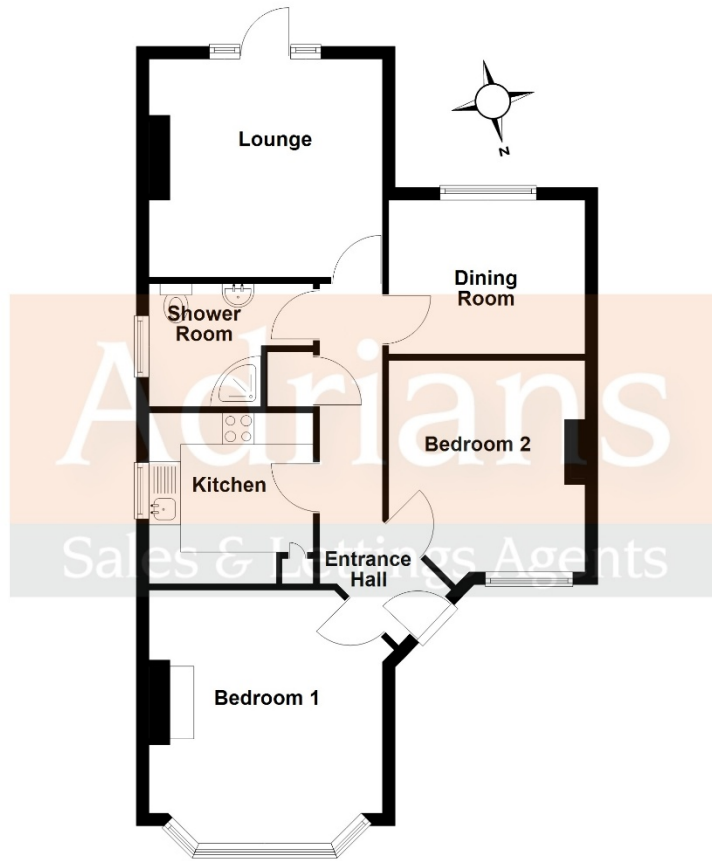
Inset spot lights, double glazed window to side, modern suite comprising large shower unit with glazed screen, close coupled w.c with modern full and half flush, wash hand basin with mixer tap and cupboard under, tiling to walls and floor, heated towel rail.

### **OUTSIDE**

As mentioned the property does have off street parking for 1 vehicle and the remainder of the front garden is mostly laid to lawn with pathway to entrance door and retaining wall. The rear garden is established and offers a largely private aspect and extends to the side of the bungalow. The garden is mostly laid to lawn with well planted flower and shrub beds to borders, there is also a large timber shed which will remain.

### Ground Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 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.  
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**EPC RATING: D**  
**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**

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**For more information, please contact**

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