

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## Callow Court Seymour Street

Chelmsford, CM2 0RW

Asking price £350,000





# Callow Court Seymour Street

Chelmsford, CM2 0RW

Asking price £350,000



## Gated Entrance

### Communal Entrance

Secure entrance door with telephone entry system.  
Communal lift, stairs to all floors.

### Entrance Hall

10'10 x 6'1 (3.30m x 1.85m)

Entrance door, storage cupboard, Wood effect flooring, further storage cupboard housing new Vaillant combi boiler.

### Lounge/Diner

17'3 x 11'10 (5.26m x 3.61m)

Sliding patio doors overlooking Central Park and River Can. Carpet, Radiator.

### Re-fitted Kitchen

10'6 x 8'2 (3.20m x 2.49m)

Window to front. Range of fitted storage cupboards with integrated electric oven, fridge/freezer, dishwasher and washing machine. The work surfaces incorporate the sink unit and h=gas hob with extractor hood over.

### Bedroom One

11'11 x 10'5 (3.63m x 3.18m)

French doors to balcony. Fitted Mirror wardrobes, radiator, carpet.

### Balcony

7'5 x 3'10 (2.26m x 1.17m)

Views across Central Park and River Can.

### Re-fitted Ensuite

5'10 x 5'6 (1.78m x 1.68m)

Shower cubicle, close coupled WC, wash hand basin, heated towel rail.

## Bedroom Two

8'9 x 7' (2.67m x 2.13m)

Window to front, fitted mirror wardrobes, carpet, radiator.

## Re-fitted Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Panelled bath with shower over, close coupled WC, wash hand basin, heated towel rail.

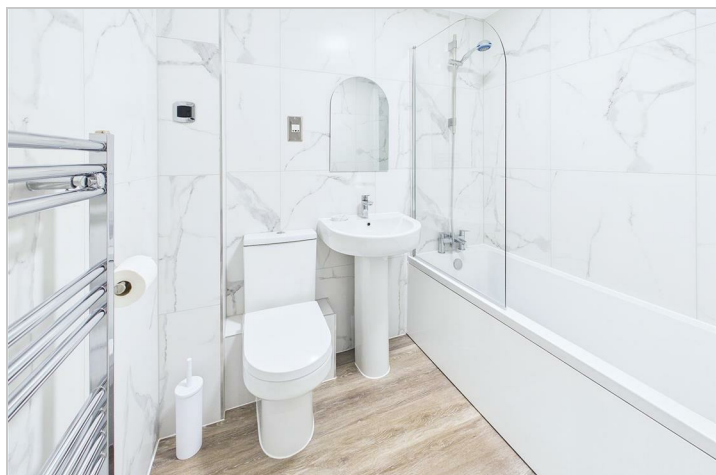
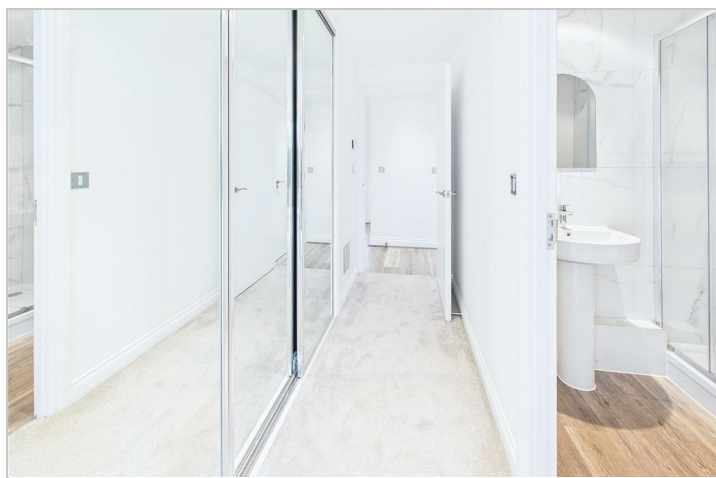
## Exterior

### Secure Gated Entry

Key code/fob entry system.

### Allocated Parking Space

### Visitors Parking





Road Map



Hybrid Map



Terrain Map



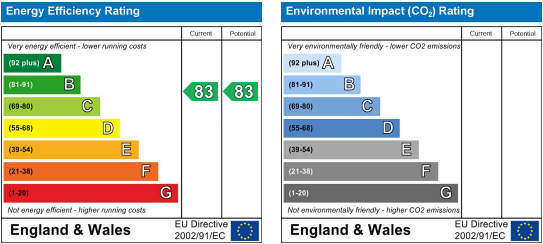
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.