Adrians

Sales & Lettings Agents



For Sale







Gardeners, Chelmsford, CM2 8YU

Situated in a walkway position in Great Baddow on the South side of Chelmsford is this 3 bedroom house with the added benefit of a GARAGE in a block close by. The property has a CLOAKROOM, lounge at the front and a GOOD SIZE rear kitchen / dining room. There is a good size enclosed rear garden and an open plan garden to the front. Local amenities are close by including bus services, schools and parks and Chelmsford City centre and station are within easy driving distance, WELL WORTH AN INTERNAL VIEWING!

3 Bedroom(s)

1 Reception(s)

1 Bathroom(s)


Adrians
Care, Trust & Experience


Adriahs
Care, Trust & Experience


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience


Adrians


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience

Front entrance door to entrance porch, further glazed door leading to

ENTRANCE HALL
Built in cupboard, stairs to first floor, open to

KITCHEN / DINING ROOM 5.08m (16'8) x 2.92m (9'7)
Well fitted with a good range of units comprising one and a half bowl inset sink unit with mixer tap, working surfaces with drawers and cupboards under, built in hob, oven and cooker hood above, understairs storage cupboard. A good size kitchen/dining room certainly large enough to have a good size table, wall mounted heater, double glazed doors leading to the rear garden, door to:

CLOAKROOM
Pedestal wash hand basin, w.c., tiled splashback, window to rear.

AGENTS NOTE
At the rear of the kitchen/dining room is a timber built lean-to addition which is currently used like a utility area.

LOUNGE 4.32m (14'2) x 3.15m (10'4)
A good size front reception room with electric wall mounted heater, double glazed window to front, access to the kitchen/dining room at the rear.

FIRST FLOOR LANDING
Built in airing cupboard and further built in storage cupboard, doors to

BEDROOM ONE 3.51m (11'6) x 3.48m (11'5)
Electric wall mounted heater, fitted cupboard, double glazed window to front.

BEDROOM TWO 4.5m (14'9) x 2.92m (9'7)
Electric wall mounted heater, double glazed window to rear.

BEDROOM THREE 2.59m (8'6) x 2.46m (8'1)
Electric wall mounted heater, double glazed window to front.

AGENTS NOTE
Bedrooms 1 and 2 are both of a good size and hence either one could be used as the main bedroom.

BATHROOM
Fitted with a white suite comprising w.c., pedestal wash hand basin, panel enclosed bath with fitted Aqualisa shower unit, part tiled walls, towel warmer, double glazed window to rear.

GARAGE
Situated within a block close by is a garage with a newly installed up and over door to the front.

GARDENS
To the front there is an open plan area of garden, mainly laid to lawn, pedestrian path to front entrance. To the rear there is a fairly low maintenance garden with large area of block paved patio, raised lawn, fenced to borders, rear access gate.



EPC RATING: E
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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk