



## Stanley Rise, Springfield, Chelmsford

Auction Guide £375,000



- Well presented three bedroom family home found on sought after Chelmer Village Chelmsford
- Being sold with sitting Tenant
- Approximately 1.2 miles to Chelmsford City Centre
- Offered for sale with no onward chain
- Entrance hall, ground floor cloakroom/WC
- Lovely size lounge, kitchen and conservatory
- Three first floor bedrooms and family bathroom
- Loft Room/Study and storage room
- Rear garden with outbuilding 15'4 x 9'6
- Driveway parking for two vehicles



**\*\*\* Being sold via Secure Sale online bidding. Terms and conditions apply. Starting bid £375,000 \*\*\***

**\*\*\*Being SOLD with sitting Tenant\*\*\***

Located on the desirable Chelmer Village area of Chelmsford, this well-presented terraced house offers an ideal family home. With three spacious bedrooms and two bathrooms, it provides ample space for comfortable living. The property features two inviting reception rooms, including a bright conservatory that seamlessly connects to the rear garden, perfect for enjoying sunny afternoons.

Upon entering, you are welcomed by a charming entrance hall that leads to a convenient ground floor cloakroom. The lounge is a delightful space for relaxation, while the kitchen is well-equipped for culinary enthusiasts. The first floor houses three generously sized bedrooms, complemented by a family bathroom, ensuring that all family members have their own private space.

Additionally, the property boasts a boarded loft room that can serve as a study or an extra bedroom, catering to various lifestyle needs. The rear garden is a lovely outdoor retreat, complete with an outbuilding. Parking is a breeze with space for two vehicles, adding to the convenience of this home.

Situated just moments away from Chelmer Village Square, residents will enjoy easy access to local amenities, including Asda Supermarket, retail parks, parks, and schools. Furthermore, the property is only a short drive from Chelmsford City Centre and the railway station, making it an excellent choice for commuters.

**Offered for sale with no onward chain, this delightful family home is ready for you to move in and make it your own. Don't miss the opportunity to secure a property in this sought-after location.**

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC.

Lounge 17'3 x 14'11 two double glazed windows to front. Turning staircase to first floor accommodation. Wooden style flooring.

Conservatory 13'7 x 9'8 double glazed windows. French double glazed doors open onto garden.

Kitchen 9'0 x 8'6 double glazed window to rear. Range of high gloss wall and base mounted units with matching storage drawers. Work surfaces with upstands housing sink drainer. Hob, encased oven and extractor hood to remain. Space for other appliances. Continuation of wooden style flooring.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one 14'11 x 8'1 dual aspect double glazed windows.

Bedroom two 9'0 x 8'6 double glazed window to rear.

Bedroom three 9'0 x 8'4 double glazed window to front.

Bathroom comprises, white panel bath fitted with shower/mixer tap, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

The property also has a boarded loft room/Study 12'9 x 10'8 and large storage room 10'11 x 6'4.

Externally the property has a nice size rear garden. Commencing with patio seating area. Steps lead to artificial lawn and outbuilding 15'4 x 9'5. Hot tub to remain.

Driveway parking for two vehicles.

Council Tax Band: C

Local Authority: Chelmsford

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty



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## THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



