

KILN & LODGE

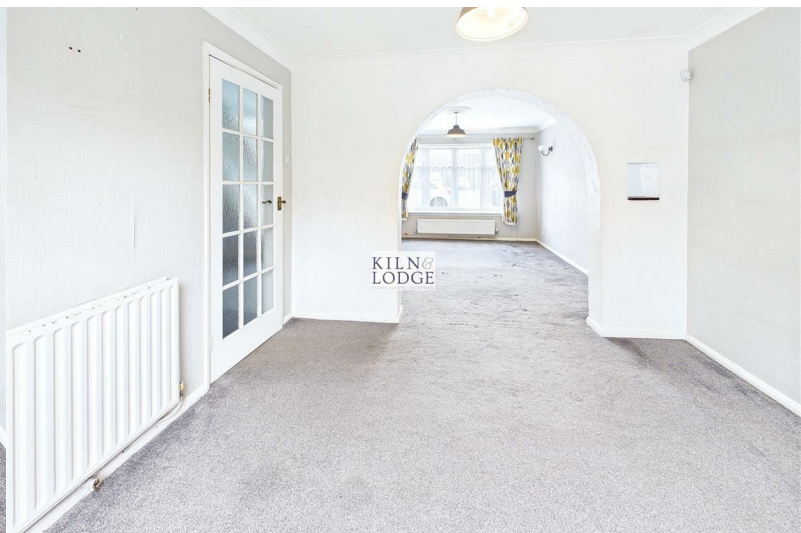
ESTATE AGENTS : REDEFINED



319 Barnard Road

Chelmsford, CM2 8RU

Guide price £350,000



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Entrance

Entrance door and window to front, doors to

Hallway

15'7 x 7'9 (4.75m x 2.36m)

Stairs to first floor, radiator, wood effect flooring.

Living Room

12'8 x 10'8 (3.86m x 3.25m)

Window to front. feature fireplace, radiator, carpet.

Dining Room

10'7 x 9'7 (3.23m x 2.92m)

Patio doors to rear, radiator, carpet, door to:

Kitchen

13'11 x 7'0 (4.24m x 2.13m)

Window to side. Range of fitted storage units with space and plumbing for oven, fridge, freezer and dishwasher. Work surfaces incorporate sink unit. Breakfast bar, Wood effect flooring, door to

Rear Lobby

5'1 x 2'8 (1.55m x 0.81m)

Door to rear garden

WC

Window to rear. two piece suite comprising Low level WC and wash hand basin, wood effect flooring, space and plumbing for washing machine.

First Floor

Landing

7' x 2'11 (2.13m x 0.89m)

Stairs to ground floor, access to loft.

Bedroom One

11'10 x 10'1 (3.61m x 3.07m)

Window to front, radiator, carpet.

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Window to rear, radiator, carpet, fitted cupboard.

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)

Window to front, radiator, carpet, fitted cupboard.

Family Bathroom

6'7 x 5'5 (2.01m x 1.65m)

Window to rear. shower cubicle, wash hand basin, low level WC, wood effect flooring, tiled walls

Exterior

Front Garden

Rear Garden

Paved Patio area, 'Astro' turfed area,, Brick built storage shed, rear access, side acces

Communal Parking



Road Map



Hybrid Map



Terrain Map



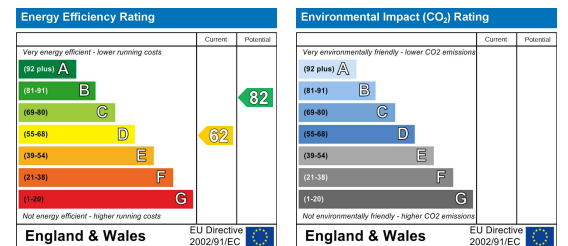
Floor Plan



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



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