

Adrians

Sales & Lettings Agents

For Sale

Adrians
Care, Trust & Experience



Adrians
Care, Trust & Experience



Adrians
Care, Trust & Experience



Adrians
Care, Trust & Experience

Little Meadow, Chelmsford, CM1 3LG

Being offered for sale with no forward chain is this terraced four bedroom family property. The property has been extended to the ground floor which provides a useful double glazed conservatory along with ground floor shower room. Little Meadow is located within walking distance of local shopping parade along with junior and infant school, Hylands Park can be easily accessed by car along with access to Chelmsford's A12 bypass.



4 Bedroom(s)



1 Reception(s)



2 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



Doorway leading to

HALLWAY

Radiator, doorway leading to Lounge

LOUNGE 5.46m (17'11) x 3.58m (11'9)

Fireplace surround, two radiators, double glazed window to front, door way leading to kitchen

KITCHEN 4.52m (14'10) x 2.69m (8'10)

Fitted in pine eye and base level units with roll edged worktops, inset one and a quarter bowl sink unit with mixer taps, dishwasher below, four ring electric hob, base oven, space for fridge freezer, tiled splashbacks, double radiator, understairs storage cupboard and further storage unit, archway leading to conservatory, door to Inner hallway.

CONSERVATORY 3.84m (12'7) x 2.49m (8'2)

Double glazed. Tiling to floor, double radiator, double glazed french doors opening onto garden.

INNER HALLWAY

Access to garden and utility. Door way leading to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Low level w.c., wash hand basin, shower cubicle, tiling to walls, radiator.

UTILITY ROOM 2.69m (8'10) x 1.4m (4'7)

Fuse board, worktop, doorway leading to garage.

Stairs from Entrance Hall leading to first floor landing with loft access

BEDROOM ONE 3.66m (12') x 3.66m (12')

Double glazed window to front, radiator, built in fitted wardrobes.

BEDROOM TWO 3.61m (11'10) x 2.72m (8'11)

Double glazed window to front, radiator.

BEDROOM THREE 2.69m (8'10) x 2.34m (7'8)

Double glazed window to rear, radiator.

BEDROOM FOUR 2.72m (8'11) x 2.34m (7'8)

Double glazed window to rear, radiator, fitted wardrobes, two being mirror fronted.

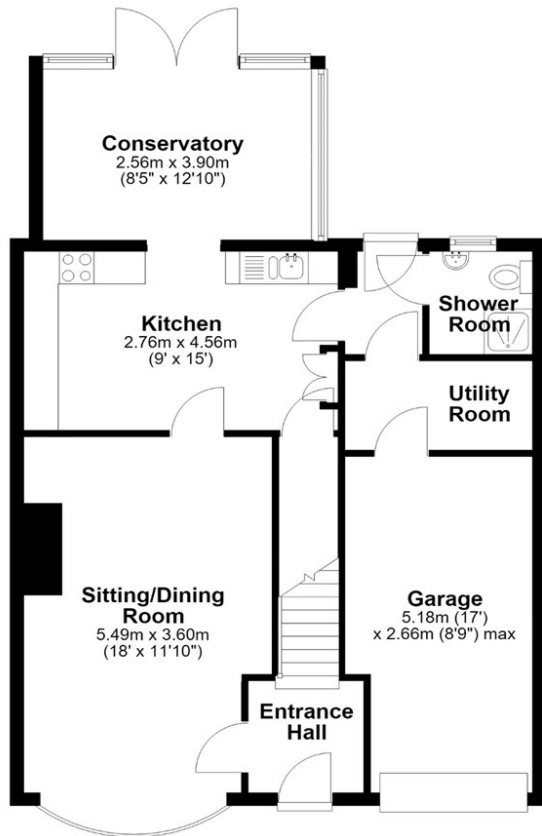
BATHROOM

Four piece suite with vanity unit and wash hand basin, panel enclosed bath, low level w.c. and bidet, radiator, tiling to walls, double glazed obscure window to rear.

EXTERIOR AND GARAGE

The rear garden is hard scaped with patio area and block paved pathway, fencing to sides, mature flower and shrub beds, rear gate. To the front there is off road parking leading to garage with electric and up and over door.

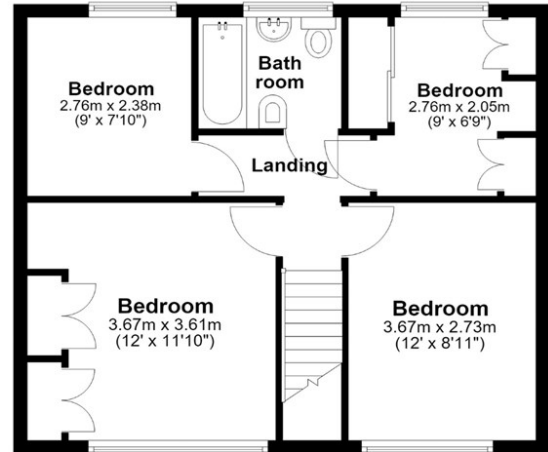
Ground Floor



Adrians

Sales & Lettings Agents

First Floor



APPROX INTERNAL FLOOR AREA
120 SQ M (1290 SQ FT) (Includes Garage)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate
NOT to be used for valuation purposes.
Copyright Adrians 2026

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

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