

Adrians

Sales & Lettings Agents

For Sale



Hill View Road, Chelmsford, CM1 7RT

Overlooking a small greensward and with immediate walks into Chelmsford City centre and the mainline train station, this well appointed three bedroom mid-terrace property also sits within just a short distance of much favoured local schooling. Whilst there is a very pleasant outlook to the front, there is also a largely private rear garden with a detached garage. Viewing is strongly advised.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door leading through to

ENTRANCE PORCH

Lighting and door to

ENTRANCE HALL

Engineered oak flooring, stairs rising to first floor with turned staircase and under stairs storage cupboard, doors to

LOUNGE / DINER 6.6m (21'8) x 3.23m (10'7)

Dual aspect with engineered oak flooring, multi-fuel stove with hearth, two radiator, double glazed window to front, patio doors leading onto the rear garden and decking.

KITCHEN 3.66m (12'0) x 3.1m (10'2)

Double glazed window to rear, fitted with a comprehensive range of wall and base level units, inset single drainer sink unit, four ring hob with oven beneath and hood over, further space for appliances, wall mounted gas boiler, double glazed door to garden.

FIRST FLOOR LANDING

Coving to ceiling, access to loft, doors to

BEDROOM ONE 3.23m (10'7) x 3.2m (10'6)

Double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO 3.25m (10'8) x 3.2m (10'6)

Double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE 2.39m (7'10) x 2.31m (7'7)

Double glazed window to front, coved ceiling with inset spot lights, radiator. This room is currently being used as an office/study with ample shelving, however has previously been used as a child's bedroom with built in bed.

BATHROOM

Two double glazed windows to rear, inset spot lights, modern white suite comprising panel enclosed bath with shower over and glazed screen, low level w.c with concealed cistern, wash hand basin with mixer tap, tiling to walls and floor, towel warmer.

OUTSIDE

The property is situated on a walkway and offers a very pleasant outlook over open greenspace. There are pathways with immediate walks into Chelmsford City centre and therefore the mainline station. The rear garden is south-easterly facing and offers a raised decked area, small lawn, flower and shrub beds to borders and a pedestrian rear access gate.

GARAGE & PARKING 5.05m (16'7) x 2.44m (8') INTERNAL MEASUREMENTS

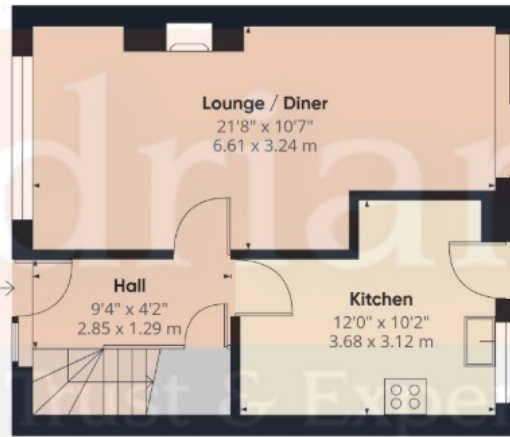
With an up and over door to the front with further personal door at the rear giving access into the garden. The current seller has informed us that there is parking to the rear of the property and permit parking is also available.

Approximate total area⁽¹⁾
74.2m²

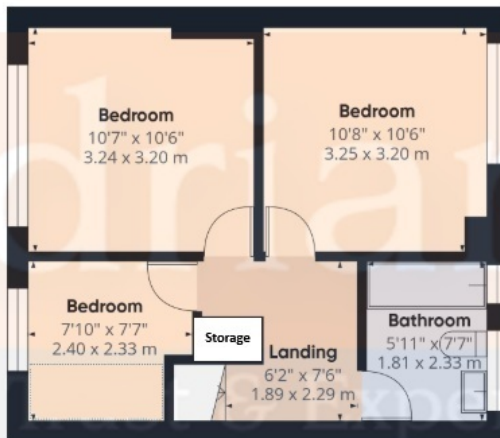
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1



EPC RATING: C
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

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