

Adrians

Sales & Lettings Agents

For Sale



Mayne Crest, Chelmsford, CM1 6TZ

Offered for sale with no onward chain is this DETACHED house situated in Springfield and having 2 excellent size bedrooms. It comprises an entrance hall, spacious dual aspect lounge, modern well fitted kitchen / dining room, with the 2 bedrooms and bathroom on the first floor. There is a GARAGE, a long driveway and a well established and quite private rear garden about 40' in depth. The property does offer potential for extension, subject to any necessary consents. Local schools, bus services and shopping parades are close by and Chelmsford City centre and station are within easy reach. **WELL WORTH AN INTERNAL VIEWING!**



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Front entrance door to

ENTRANCE HALL

Radiator, stairs to first floor, coved ceiling, double doors giving access to the lounge, arched door giving access to the kitchen / dining room.

LOUNGE 4.77m (15'8) x 3.17m (10'5)

A good size dual aspect room with two radiators, fire surround with hearth, double glazed bow window to front, double glazed double doors and side lights giving access to the garden at the rear, coved ceiling.

KITCHEN / DINING ROOM 4.74m (15'7) x 3.18m (10'5)

Well fitted with a good range of cream coloured units comprising inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with cupboards under, built in hob with cooker hood above, built in oven with microwave above, integrated fridge, slimline dishwasher and washing machine, tiled flooring, built in cupboard housing the wall mounted gas fired boiler, double glazed windows to front and rear, door to garden.

FIRST FLOOR LANDING

Built in airing cupboard, access to loft space, doors to

BEDROOM ONE 4.89m (16'1) x 3.18m (10'5) MAXIMUM

An excellent size main bedroom with radiator, double glazed window to front, coved ceiling.

BEDROOM TWO 4.8m (15'9) x 2.4m (7'10) MAXIMUM

Another good size bedroom with radiator, double glazed window to front, coved ceiling.

BATHROOM

Suite comprising panel enclosed bath with mixer tap, fitted Triton shower unit, pedestal wash hand basin w.c, radiator, fully tiled walls, towel warmer, double glazed window to front, inset spot lights.

GARAGE 5.26m (17'3) x 2.43m (8')

A pre-cast garage with up and over door to the front, window to rear, door to garden, light and power connected.

GARDENS

To the front there is a driveway giving access to the garage and providing off road parking. The remainder of the front garden is laid to lawn but does give potential for further off road parking, subject to any consents. There is a side access gate which leads into the rear garden which measures approximately 40ft in depth from the rear of the house. The rear garden commences with a timber pergola seating area, it is well established and quite private with an abundance of shrubs, trees and plants etc with paved areas between, and at the rear of the garage there is a small timber shed.



EPC RATING: E
COUNCIL TAX BAND: D
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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