



Nalla Gardens

Chelmsford, CM1 4AU

Freehold
Tax Band: C

Asking Price £350,000



Boasting a LARGE CABIN / SUMMERHOUSE to the 40' rear garden and PLANNING PERMISSION GRANTED for both a rear extension and loft conversion, is this WELL PRESENTED semi detached bungalow that has been PRICED TO SELL with NO ONWARD CHAIN. Further offering an entrance hall, SPACIOUS LOUNGE, refitted kitchen, refitted shower room, TWO GOOD-SIZED BEDROOMS and driveway parking for 2-3 vehicles. Ideally located within walking distance to local shop/schools and speedy access to the city centre. Contact Hamilton Piers of Chelmsford to view!



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ACCOMMODATION:

ENTRANCE HALL:

Composite front door into entrance hall, double glazed window to side with doors to- bedroom one, bedroom two, shower room, kitchen, lounge/diner, storage cupboard, radiator.

BEDROOM ONE:

12'02" x 11'10" (3.71m x 3.61m)

Double glazed window to front, radiator.

BEDROOM TWO:

9'06" x 8'08" (2.90m x 2.64m)

Double glazed window to side, built in wardrobes, radiator.

SHOWER ROOM:

8'11" x 6'04" (2.72m x 1.93m)

Double glazed window to side, walk in shower with rainfall shower, vanity hand basin, low level W/C, chrome heated towel rail, fully tiled.

KITCHEN:

12'02" x 8'06" (3.71m x 2.59m)

Dual aspect double glazed window to side with window and door to rear, round edge work tops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units, integrated oven and fridge freezer, space for washing machine, wood effect flooring, radiator.

LOUNGE DINER:

17'01" x 11'02" (5.21m x 3.40m)

Dual aspect double glazed window to front and door to rear, radiator, wood effect flooring.

EXTERIOR:

REAR GARDEN:

40' (12.19m)

Small patio area to immediate rear of property with the rest laid to lawn, side access with double gate and further parking, cabin/summerhouse to rear of garden.

CABIN/ SUMMERHOUSE

29' x 12'02" (8.84m x 3.71m)

Wooden cabin/summerhouse with power and lighting connected.

FRONTAGE & PARKING:

Small front garden laid to lawn with shrub border, block paved driveway with parking for 3 vehicles, side access with double gates.

PLANNING PERMISSION:

Single storey rear extension. Loft conversion to create front and rear dormers. Ref. No: 25/01297/FUL

Please see Chelmsford City Council for more information with above Reference.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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