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Tees Road, Springfield, Chelmsford, CM1 7QH

Slightly elevated, this simply stunning three bedroom semi-detached property is located in one of Springfield's more sought after turnings. Having undergone an entire program of meticulous refurbishment, the property really is truly immaculate and in our opinion ready to move into. The property gives an immense sense of light and space throughout. There is ample off street parking to the front and given its wider than average plot, the well-kept garden extends round the side of the property. Viewing is strongly advised.

 3 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)

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Double glazed entrance door to

ENTRANCE HALL

Inset spot lights, stairs rising to first floor with turning staircase, under stairs storage, part panelled walls to staircase, doors to

GROUND FLOOR CLOAKROOM

Note: this room is currently under refurbishment and is being used for storage.

LOUNGE / DINING ROOM 6.12m (20'1) x 3.63m (11'11)

Inset spot lights, large double glazed window overlooking the garden, further double glazed window and door leading to conservatory, to one wall there are wall light points and panelling either side, two modern radiators.

KITCHEN 3.1m (10'2) x 3m (9'10)

Inset spot lights, double glazed window to front with a commanding view down the street, fitted shutters, very comprehensive range of modern wall and base level units, stone worktops, inset single drainer sink unit with mixer tap, range of integrated appliances incorporating dishwasher, washer/dryer, microwave oven, four ring hob with electric oven beneath and hood above, cupboard housing boiler, under floor heating, double glazed door to side garden.

CONSERVATORY 3m (9'10) x 2.51m (8'3)

Double glazed windows to both rear and side, door opening onto patio area.

FIRST FLOOR LANDING

Coving to ceiling, loft access, inset spot lights, airing cupboard, doors to

BEDROOM ONE 3.68m (12'1) x 3.33m (10'11)

Double glazed window to rear, decorative panelling to walls, fitted wardrobes, radiator.

BEDROOM TWO 3.68m (12'1) x 2.31m (7'7)

Double glazed window to rear, cupboard recess, radiator.

BEDROOM THREE 3.02m (9'11) x 2.16m (7'1)

Double glazed window to front with fitted shutters, built in mirror fronted wardrobe with sliding doors, radiator.

REFITTED BATHROOM

Inset spot lights, obscure double glazed window to front with fitted shutters, modern four piece suite comprising bath with floor-mounted mixer tap and shower attachment, seamless step-in shower unit with glazed screen and recessed storage, modern w.c with full and half flush, heated towel rail, under floor heating, part tiling to walls.

OFF ROAD PARKING

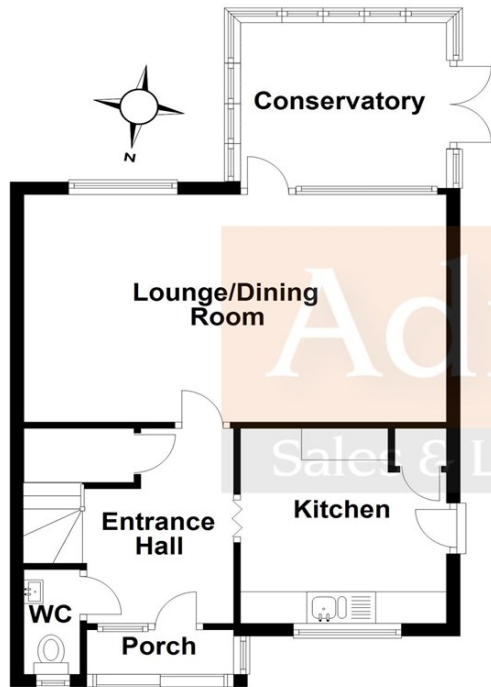
As mentioned previously the property offers a slightly elevated position with ample off street parking for a number of vehicles.

GARDENS

The front lawn is well-tended whilst to the rear there is an attractive and largely un-overlooked lawned garden which is well planted with various flowers and shrub beds to borders. There is a block paved patio, perfect for a seating area and a timber shed to remain. As mentioned already, the garden does extend to the side and gives direct access also from the the kitchen door which in our opinion, is a great space for storage and/or a small table and chairs. The garden itself is enclosed by panel enclosed fencing to almost all boundaries with a pedestrian gate to the front.

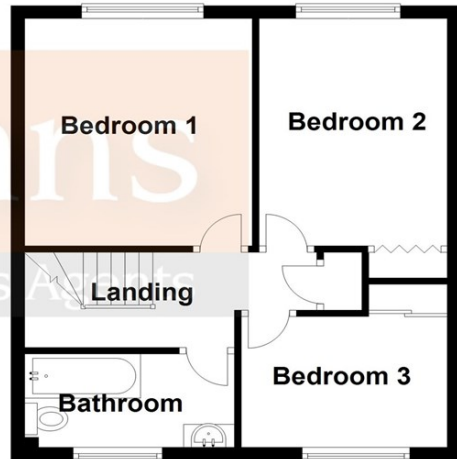
Ground Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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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