



Keith
Ashton

Golding Thoroughfare,
Chelmsford



76 GOLDING THOROUGHFARE

Chelmsford, CM2 6UF

Built in 1986 and being situated in the ever popular 'Chelmer Village' location and offered with NO ONWARD CHAIN, this well-presented, semi-detached house would make an excellent purchase for first time buyers or someone looking to downsize. The property would also appeal to the investor market being within easy reach of all local amenities, including access to a selection of well-regarded schools and outdoor green spaces, plus Chelmsford's vibrant city centre and train Station, both within walking distance. Featuring 2 bedrooms, a further first floor room which would be ideal for a cot room or study, a bathroom, a well fitted kitchen, lounge/diner and a conservatory extension to rear which opens onto a tidy garden, along with two off street parking space to the front, we would recommend interested parties book a viewing at their earliest convenience.

- TWO BEDROOMS + COT ROOM / STUDY
- NO ONWARD CHAIN
- SPACIOUS LOUNGE / DINER
- OFF STREET PARKING
- GREAT ROAD AND RAIL LINKS
- POPULAR 'GOLDING THOROUGHFARE' LOCATION
- CONSERVATORY EXTENSION TO THE REAR
- SUIT FIRST TIME BUYER, DOWNSIZER OR INVESTOR

Offers In Excess Of £350,000



Description

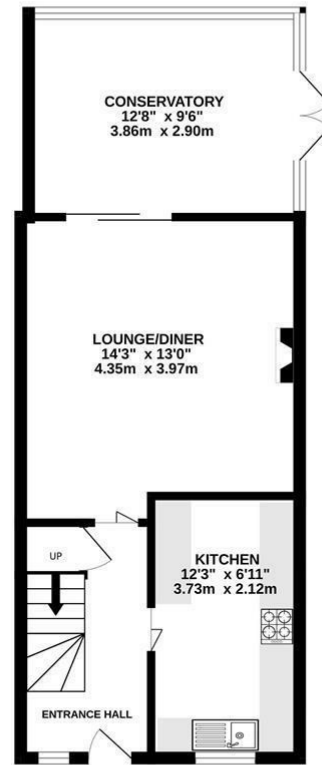
Entering the hallway, you have stairs rising to the first-floor level and doors into the lounge/diner and into the kitchen. There is a useful downstairs cupboard giving excellent storage space. The kitchen, which sits at the front of the property, is fitted in a good range of wall and base units with a breakfast bar to one side. Integrated appliances, include an oven with gas hob and extractor above and there is ample space for freestanding appliances, including dishwasher, washing machine and fridge/freezer. A spacious lounge/diner has been decorated with neutral tones and has wood effect, laminate flooring which extends into a conservatory extension to the rear. The conservatory is a lovely space with windows to all aspect, a high vaulted ceiling and French doors which give access into the garden.

Rising to the first floor you will find there are two bedrooms and a bathroom, plus an additional first floor room which would be ideal for a cot room or study/home office. The main bedroom has fitted, mirrored wardrobes to one wall. A family bathroom has been fitted in a modern white suite, comprising of a pedestal wash hand basin, close coupled w.c. and a panelled bath with shower over.

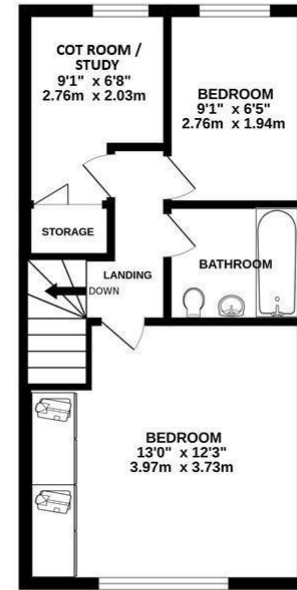
At the rear of the property there is an easy to maintain garden which commences with a lawned section. At the bottom of the garden there is a slightly raised, block paved patio and there is a further block paved patio to the side of the property, where you also have a pedestrian gate giving you access to the front garden. The space at the side of the property offers potential to extend (stpp) if required. The front of the property is laid to block paving which allows parking for up to two vehicles.



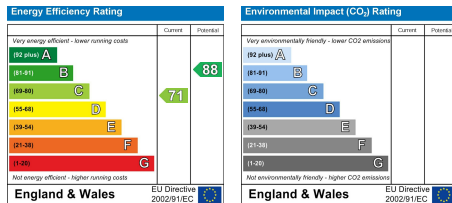
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:

Local Authority: Chelmsford
Council tax band: C
Post code: CM2 6UF

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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