

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 41 Callow Court Seymour Street

Chelmsford, CM2 0RW

Guide Price £325,000 to £350,000



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## Gated Entrance

### Communal Entrance

Secure entrance door with telephone entry system.  
Communal lift, stairs to all floors.

### Entrance Hall

10'10 x 6'1 (3.30m x 1.85m)

Entrance door, storage cupboard, Wood effect flooring, further storage cupboard housing new Vaillant combi boiler.

### Lounge/Diner

17'3 x 11'10 (5.26m x 3.61m)

Sliding patio doors overlooking Central Park and River Can. Carpet, Radiator.

### Re-fitted Kitchen

10'6 x 8'2 (3.20m x 2.49m)

Window to front. Range of fitted storage cupboards with integrated electric oven, fridge/freezer, dishwasher and washing machine. The work surfaces incorporate the sink unit and h=gas hob with extractor hood over.

### Bedroom One

11'11 x 10'5 (3.63m x 3.18m)

French doors to balcony. Fitted Mirror wardrobes, radiator, carpet.

### Balcony

7'5 x 3'10 (2.26m x 1.17m)

Views across Central Park and River Can.

### Re-fitted Ensuite

5'10 x 5'6 (1.78m x 1.68m)

Shower cubicle, close coupled WC, wash hand basin, heated towel rail.

## Bedroom Two

8'9 x 7' (2.67m x 2.13m)

Window to front, fitted mirror wardrobes, carpet, radiator.

## Re-fitted Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Panelled bath with shower over, close coupled WC, wash hand basin, heated towel rail.

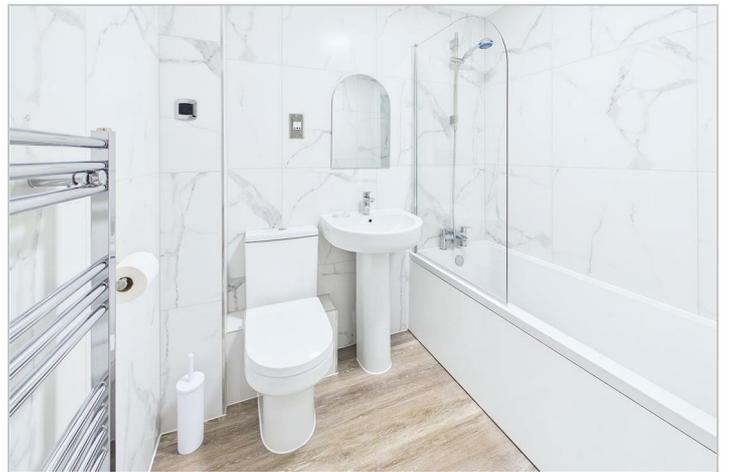
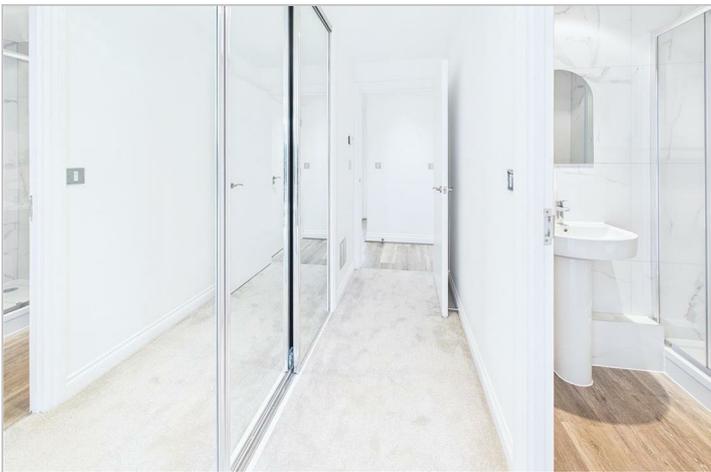
## Exterior

### Secure Gated Entry

Key code/fob entry system.

### Allocated Parking Space

### Visitors Parking



Road Map



Hybrid Map



Terrain Map



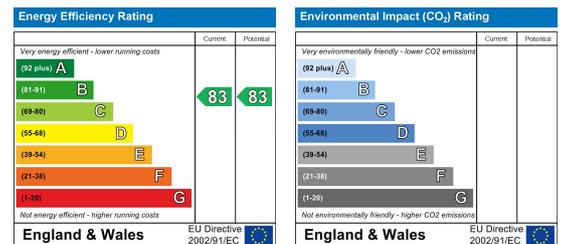
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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