



CURTIS O'BOYLE

Sales & Lettings

Chelmer Village, Chelmsford

CM2 6YN



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£370,000

Two bedroom terraced house with two allocated parking spaces to the rear of the garden. Accommodation includes a fitted kitchen, dining area with bay window, lounge, ground floor WC and first floor bathroom.

ENTRANCE HALL Double glazed entrance door, wood effect laminated flooring, coved to smooth ceiling, built in cupboard.

WC Obscure double glazed window to front aspect, radiator, smooth ceiling, dose coupled WC, wash hand basin, wood effect laminated flooring.

LOUNGE 13' 4" x 9' 3" (4.06m x 2.82m) Double glazed French doors to rear garden, double glazed window to rear aspect, two radiators, coved to smooth ceiling, wood effect laminated flooring, stairs to first floor.

DINING AREA 7' 10" x 6' 1" (2.39m x 1.85m) + bay. Double glazed bay window to front aspect, radiator, smooth ceiling, wood effect laminated flooring, open plan to kitchen.

KITCHEN 10' x 5' 11" (3.05m x 1.8m) Double glazed window to rear aspect, fitted base and wall units, wall mounted gas boiler, one and a quarter bowl stainless steel sink unit inset into worktops, built in electric oven and four ring hob with hood above, tiled splashbacks, smooth ceiling, space for washing machine and fridge/freezer.

FIRST FLOOR LANDING Double glazed window to front aspect, airing cupboard.

BATHROOM Obscure double glazed window to front aspect, smooth ceiling, extractor fan, heated towel rail, panelled bath with mixer tap and shower over, dose coupled WC, wash hand basin, smooth ceiling part tiled walls.

BEDROOM ONE 12' 5" x 8' 2" (3.78m x 2.49m) Double glazed windows to front and rear aspects, two radiators, built in wardrobe.

BEDROOM TWO 9' 3" x 8' 1" (2.82m x 2.46m) Double glazed windows to front and rear aspects, radiator, coved to smooth ceiling over stairs shelf area.

REAR GARDEN Paved patio area, laid to lawn, timber shed, panelled fencing and brick wall, gated rear access to TWO ALLOCATED PARKING SPACES.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Awaiting EPC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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