



29 Barnard Road, Chelmsford , CM2 8RR  
Guide price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £350,000 - £360,000... Three-bedroom terrace family home with local schools and parks nearby. To the ground floor the property consists of an entrance hall way, open plan lounge / diner, fitted kitchen and utility room with access leading to the rear garden. To the first floor are three well-proportioned bedrooms and the family bathroom. Externally as mentioned the property has a low maintenance rear garden with brick-built storage. Barnard Road is in the popular area of Galleywood which offers local schooling and amenities. Also located within the area is the popular Chelmer Park and local nature reserve of Galleywood common. The property is also located within driving distance to Chelmsford City centre offering the use of numerous bars, restaurants, shops and local amenities. Chelmsford station offers mainline rail links to London. ENERGY RATING C

#### FIRST FLOOR

Bedroom One 13'1" x 10'6" (3.99 x 3.22)

Bedroom Two 10'6" x 9'10" (3.22 x 3.00)

Bedroom Three 9'5" mx x 7'9" mx (2.88 mx x 2.38 mx)

Bathroom 7'8" x 6'9" (2.36 x 2.08)

Landing

#### GROUND FLOOR

Entrance Hall 11'10" x 5'10" (3.63 x 1.80)

Lounge 13'1" x 12'4" (3.99 x 3.77)

Dining Area 10'1" x 8'11" (3.09 x 2.72)

Kitchen 9'7" x 9'3" (2.94 x 2.84)

Rear Lobby 6'9" x 6'0" (2.07 x 1.85)

#### EXTERIOR

Front Garden

With parking area to front

Enclosed Rear garden

Garage 18'6" x 8'3" (5.65 x 2.54)

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

