

Paul Mason Associates

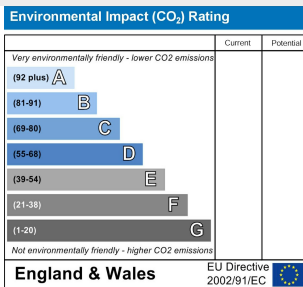
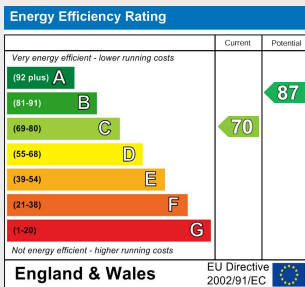


Sandford Road, Chelmsford, Essex, CM2 6DE

£1,600

- Three bedrooms
- Bathroom
- Lounge with dining area
- Kitchen
- Large rear garden
- Off street parking for several cars
- Close to city centre
- EPC - C

A three bedroom cottage situated close to the city centre only 1.1 miles from the train station, with large garden to the rear and off street parking for several cars. The property is well presented throughout and includes an open plan living room/dining area and separate re-fitted kitchen with views of the rear garden. The first floor comprises three bedrooms and a refitted family bathroom. The cottage is conveniently located for the City Centre which offers a host off High Street shops, restaurants, schools and train station. There are also several picturesque parks close by and wonderful riverside walks.



Distances

Chelmsford Mainline Station (1.1 mile)

Chelmsford City Centre (0.8 miles)

Stansted Airport (19.7 miles)

A12 North/Southbound (2.8 miles)

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door.

Lounge with Dining Area

6.80m x 3.50m (22'3" x 11'5")

Window to front and rear. Dado rail and cast iron fireplace with tiled hearth. Stairs to first floor.

Kitchen

Fitted units to eye and base level finished with laminate roll top work surfaces and tiled surround. Stainless steel sink unit with drainer and mixer taps. Built-in oven four ring hob and extractor over. Space for washing machine, dishwasher and fridge/freezer. Half glazed door to the rear garden, window to rear and side. Gas fired boiler.

FIRST FLOOR

Landing

Space to ground floor, access to loft space and overstairs storage cupboard.

Bedroom One

4.27m x 3.32m (14'0" x 10'10")

Two windows to front.

Bedroom Two

3.04m x 2.44m (9'11" x 8'0")

Window to rear.

Bedroom Three

2.61m x 1.82m (8'6" x 5'11")

Window to rear.

Family Bathroom

White suite comprising bath with mixer taps and shower attachment, tiled surround, wash hand basin with tiled splash back and low-level WC. Inset lighting.

EXTERIOR

Front Garden

Picket fence to the front with a gate and footpath to the entrance door.

Rear Garden

Commencing with a large raised decking area with the remainder mainly laid to lawn. Footpath to the rear of garden with gate leading to the parking area. Storage shed.

Services

Gas central heating, mains water and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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