

PESTELL & Co

ESTABLISHED 1991



LAWFORD LANE, WRITTLE, CHELMSFORD
GUIDE PRICE: £495,000

3 BEDROOM MID-TERRACE | LARGE LIVING ROOM DINER | KITCHEN
DOWNSTAIRS CLOAKROOM | MASTER BEDROOM WITH FIELD VIEWS
OFF STREET PARKING | RURAL COUNTRY LANE LOCATION
5 MINUTE DRIVE OR 10 MINUTE WALK THROUGH ADMIRALS PARK TO
CHELMSFORD RAILWAY STATION | EASY WALK TO WRITTLES
RESTAURANTS, PUBS & SHOPS | EXCELLENT CYCLING AND RUNNING
ROUTES

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A three bedroom mid-terrace property located in Writtle, Chelmsford. The property consists of a large living room diner, a kitchen, bathroom and downstairs cloakroom. The first floor boasts a master bedroom with field views as well as two further bedrooms. Externally the property has off street parking, a rear garden and a quiet country lane location.



LIVING ROOM DINER 21'0" X 15'0"

KITCHEN 10'1" X 7'9"

FAMILY BATHROOM

CLOAKROOM



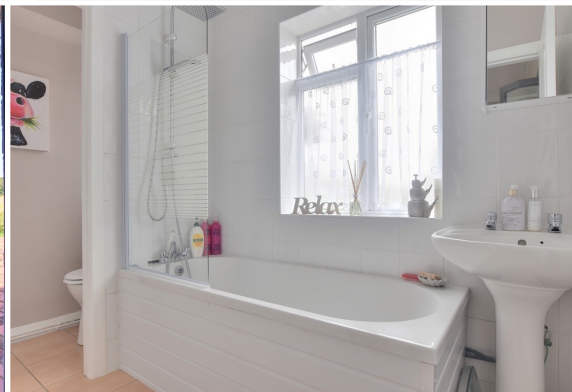


FIRST FLOOR LANDING

BEDROOM 1 – 11'11" X 10'6"

BEDROOM 2 – 10'2" X 7'7"

BEDROOM 3 – 7'3" X 6'10"



With uPVC panel and obscure glazed front door opening into:

DINING LIVING ROOM – 21'0" X 15'0"

With windows to both front and rear aspects, a beautiful brick surround fireplace with wood burning stove within, ceiling and wall mounted lighting, wall mounted radiators, exposed timber flooring, cupboard housing electric meter and fuseboard, an array of TV, telephone and power points, stairs rising to first floor landing with under stairs storage cupboard and bespoke handrail and door into:

KITCHEN – 10'1" X 7'9"

Comprising an array of eye and base level cupboards and drawers with granite effect work surface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap over, four-ring electric hob with oven under and extractor fan above, recess, power and plumbing for washing machine, fridge and freezer, window and door to side aspect leading out to rear garden, ceiling lighting, an array of power points, tiled flooring and door to:

FAMILY BATHROOM

Comprising a panel enclosed bath with twin shower head, mixer tap and shower screen over, pedestal wash hand basin with twin taps, wall mounted heated towel rail, further wall mounted radiator, obscure window to rear, full tiled surround, ceiling lighting, extractor fan, tiled flooring and door to:

WC

With close coupled WC, obscure window to rear, ceiling lighting, thermostat programmable controls and tiled flooring.

FIRST FLOOR LANDING

With ceiling lighting, smoke alarm, window to rear aspect, access to large loft, fitted carpet and doors to rooms.

BEDROOM 1 – 11'11" X 10'6"

With a beautiful feature of window overlooking rear garden and farm fields beyond, ceiling lighting, wall mounted radiator, fitted carpet and TV and power points.

BEDROOM 2 – 10'2" X 7'7"

With window to front aspect overlooking local cricket green, ceiling lighting, wall mounted radiator, power points and fitted carpet.

BEDROOM 3 – 7'3" X 6'10"

With window to front aspect overlooking local cricket green, wall mounted radiator, ceiling lighting, power points and fitted carpet.



OUTSIDE

The front of the property is laid to a block paved driveway offering off street parking for two vehicles with steps leading to front door.

WEST FACING REAR GARDEN

Laid primarily to entertaining patio and lawn with outside electric and water point, boiler and oil tank, all retained by close boarded fencing with beautifully stocked flower beds, timber shed and gated access to rear. Not only does the garden provide outstanding countryside and farmland views, but has the convenience of a side access for bins.



WANT TO VIEW THIS PROPERTY?
DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

THE LOCATION

Lawford Lane is located in Writtle in Chelmsford which offers a good choice of restaurants and pubs, a comprehensive range of shopping, educational and recreational facilities. Commuters can access mainline stations from Chelmsford rail station which provides access to London Liverpool Street and Central London. The A12 is accessible from this property as well as being a short drive to Stansted Airport.

GENERAL REMARKS & STIPULATIONS

Folio D3303

FULL ADDRESS

126 Lawford Lane, Writtle, Chelmsford, CM1 2NS

SERVICES

Mains electricity, oil fired central heating and water

LOCAL AUTHORITY

Chelmsford City Council, Civic Centre, Duke Street, Chelmsford CM1 1JE
01245 606606

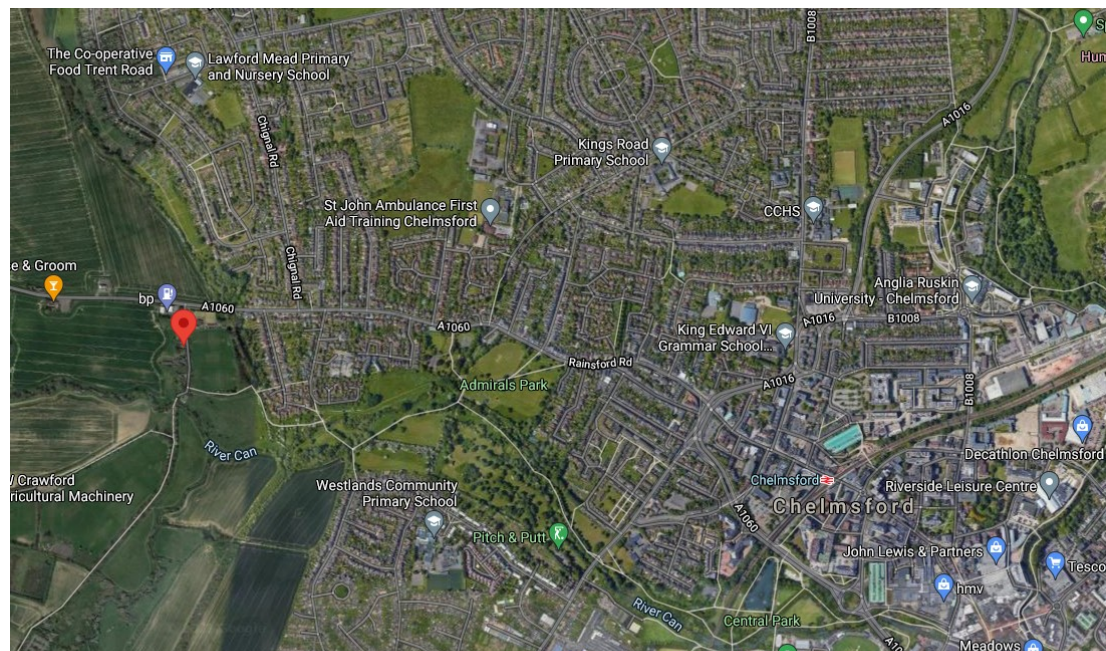
COUNCIL TAX BAND

Band C

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?