

13 Clarence Close, Chelmsford, Essex, CM2 6SE



3 bedrooms,
1 reception room
1 bathroom

Freehold
Asking Price of
£400,000
Subject to contract



Some details

General information

Offering neutral décor throughout, to the ground floor the property consists of a welcoming entrance lobby, generous sized sitting room with French doors leading to the garden and a well-equipped fitted kitchen. The first floor provides three bedrooms and a good-sized family bathroom, all of which run off the spacious landing.

To the ground floor, the welcoming entrance lobby provides access to the spacious sitting room/dining room offering attractive wood laminate flooring and French doors overlooking and leading to the garden. Offset, the well-equipped kitchen includes a range of base and eye level units, work surfaces, space for washing machine and dishwasher, sink with mixer tap, integral eye level oven and built-in gas hob with overhead retractable extractor hood.

The first floor provides three well decorated bedrooms all positioned off the spacious landing. Furthermore, there is a modern family bathroom offering three-piece white suite including panel enclosed bath, low level WC and wash hand basin



Kitchen

12' 2" x 7' 4" (3.71m x 2.24m)

Sitting room

25' 5" max x 12' 3" max (7.75m x 3.73m)

Bedroom one

13' 0" x 9' 3" (3.96m x 2.82m)

Bedroom two

11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom three

8' 7" x 6' 0" (2.62m x 1.83m)

A stylishly presented three bedroom semi-detached family house with fabulous garden and peaceful rear aspect.



Ground Floor

First Floor



Approximate Gross Internal Area
795 sq ft (74 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.dphphoto.co.uk



Outside

There is side gated access leading to the rear garden which begins with a pretty, paved patio area. The remainder is laid to an L-shaped, well manicured lawn featuring established mature trees and shrub borders enclosed with both attractive brick walling and timber fencing.

The aspect is peaceful, backing on to a wooded area and adjacent to an open green. Of further benefit is the garage, situated in a block of three just to the side of the property.

Location

The property is located in a quiet cul-de-sac position in the sought after area of Chelmer Village, conveniently located with straightforward access to the A414 and A12. Local amenities include both ASDA and Sainsbury's supermarkets along with several retail outlets in the surrounding area. For schooling, there is Barnes Farm Junior School with secondary schooling available at nearby Springfield.

Chelmsford city centre is located approximately 2 miles to the east offering an extensive range of shopping and leisure facilities along with excellent rail links to London Liverpool St. (approx. journey time 35 minutes).



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Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - 54648 JG

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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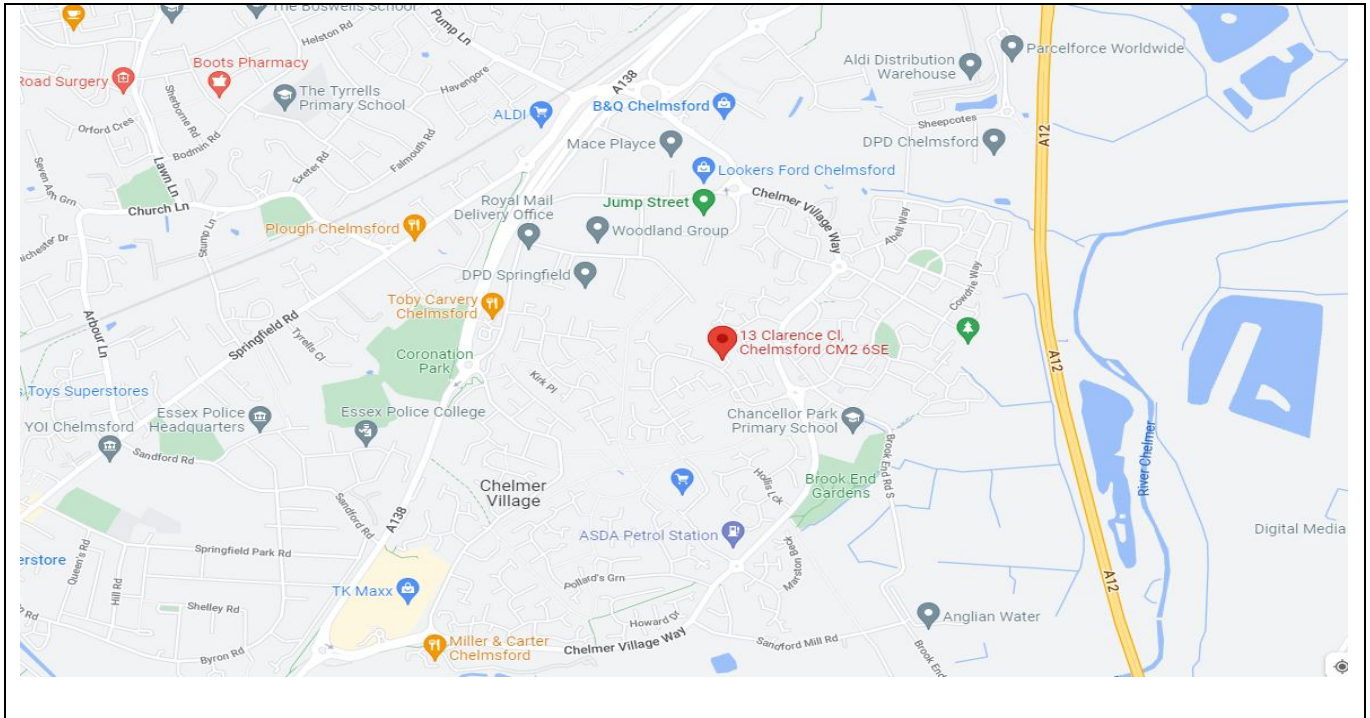
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