

**FOR SALE**



**Swallow Path, Chelmsford**  
**Offers In Excess Of £285,000**

  
**MARTIN&CO**



## Swallow Path, Chelmsford

Offers In Excess Of £285,000

- No Onward Chain
- Well Presented
- Three Bedrooms
- Front and Rear Gardens
- Conservatory

Three-bedroom End Terraced family home located in the popular Tile Kiln area, and situated opposite Greensward. The house benefits from generous living accommodation with a modern



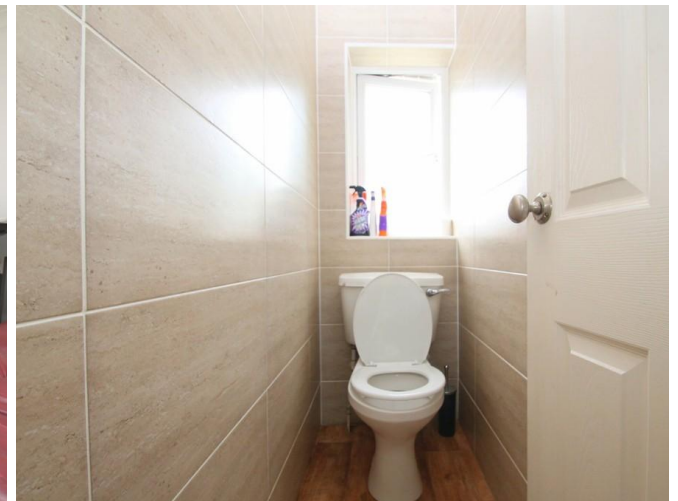
HALLWAY Laminate flooring, door to.

LOUNGE 14' 8" x 13' 5" (4.47m x 4.09m) Upvc Double Glazed Bay Window to Front, Radiator

DINING ROOM 18' 0" x 8' 0" (5.49m x 2.44m) Under stairs cupboard, radiator

KITCHEN 12' 9" x 6' 7" (3.89m x 2.01m) Modern base & high-level units. Freezer, stainless steel sink & drainer, cooker & gas-hob, tiled flooring.

CONSERVATORY Double doors out to garden, Gas Heating



LANDING Airing cupboard, loft access with ladder.

BEDROOM ONE 14' 7" x 8' 4" (4.44m x 2.54m) Views over Greensward. Built in cupboard, Window to front, Radiator

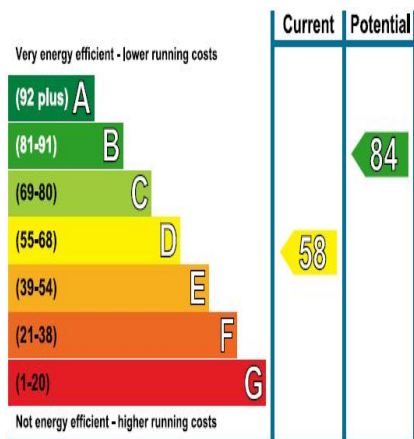
BEDROOM TWO 9' 11" x 7' 1" (3.02m x 2.16m) Window to rear, Large built-in cupboard, Radiator

BEDROOM THREE 11' 3" x 6' 0" (3.43m x 1.83m) Windows to front, radiator, built in cupboards.

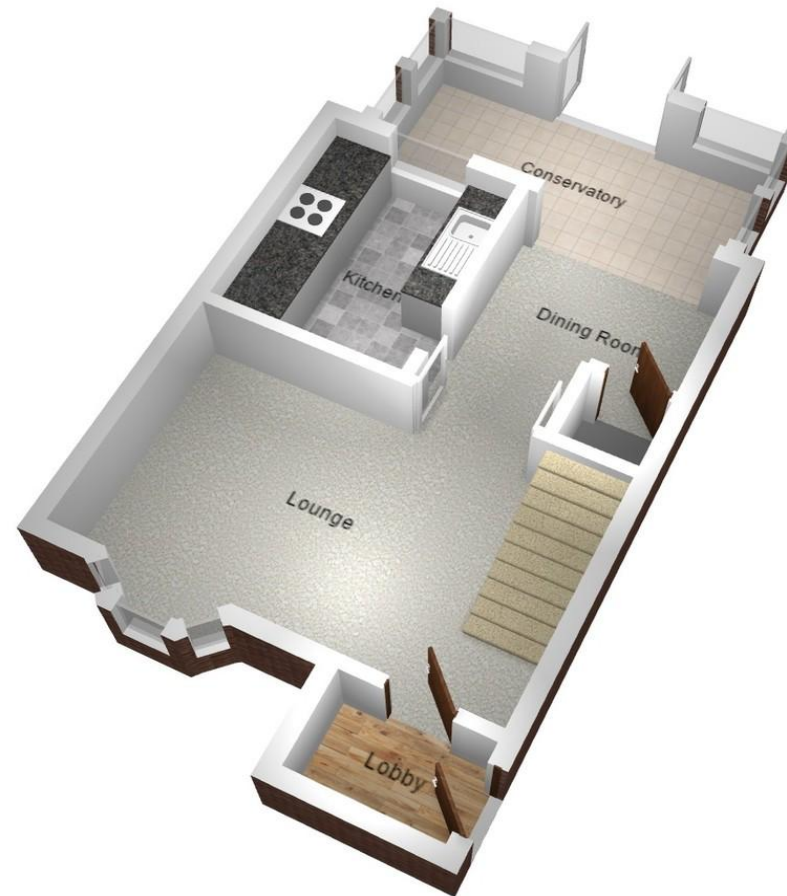
BATHROOM Window to rear, Panel Bath with shower unit, Hand wash basin, Tiled walls, Heated ladder towel rail.

CLOAKROOM Low Level W/C, Window to rear.

OUTSIDE SPACE Laid mainly to lawn with patio area, summer house with lighting and power. Shed & gated rear access to parking area







## Martin & Co Chelmsford

15 Duke Street • Chelmsford • CM1 1HL  
T: 01245 330500 • E: chelmsford@martinco.com

# 01245 330500

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision