

Eglinton Drive, Chelmsford, Essex, CM2 6YL



Freehold  
Asking Price Of  
**£345,000**  
Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



## Some details

Located in the popular Chancellor Park development sits this beautifully presented two bedroom semi-detached property. This ideal starter home provides a reception, recently fitted modern kitchen/diner, two double bedrooms and family bathroom. Chancellor Park benefits from easy access to the A12 and all major routes and has its own primary school. A short distance east of Chelmsford City Centre, benefitting from excellent transport links and access to a range of amenities.

Entered via an entrance hall with access to a downstairs cloakroom and the main entertainment/living space situated to the front of the property and enjoying a large bay window to the front aspect. The living room is open plan through to the kitchen/diner. The kitchen/diner provides a modern breakfast bar, integrated appliances and a range of attractive wall and base units with French doors opening out to the rear garden.

To the first floor an attractive landing serves two double bedrooms. Bedroom one benefits from a large built-in wardrobe. Bedroom two situated to the front of the property is of good size and flooded with natural light. The family bathroom has been fitted with a white suite comprising walk-in corner shower unit, WC and wash hand basin.



Reception room

Kitchen area

Hallway

Cloakroom

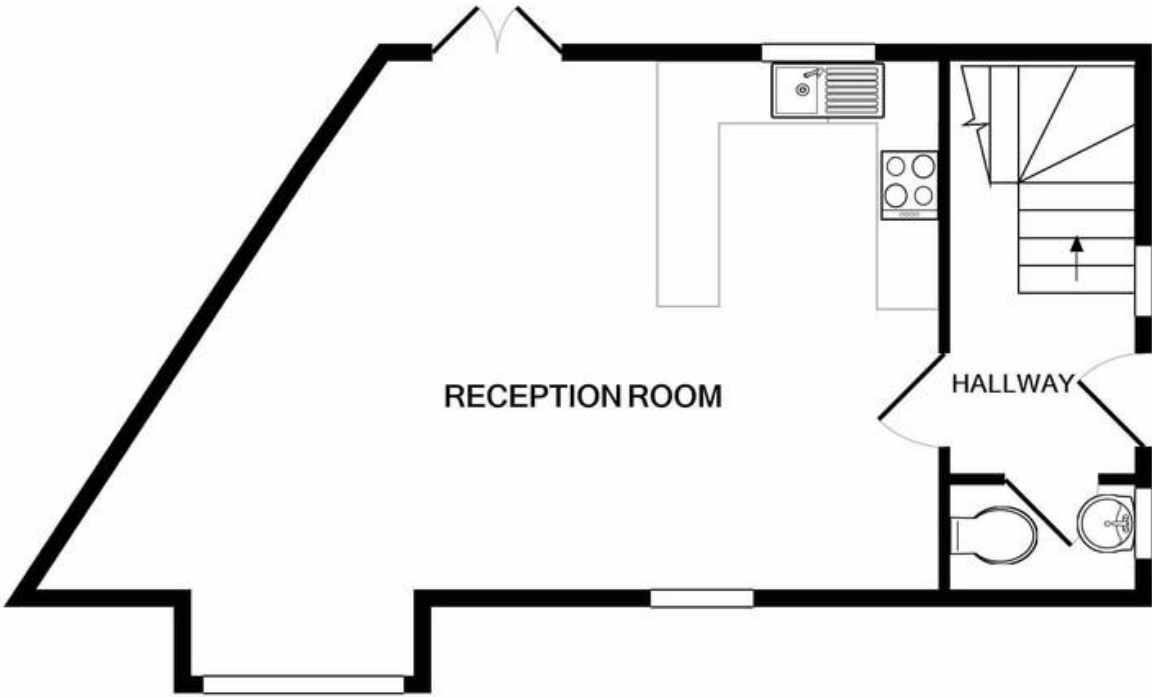
First floor landing

Bedroom one

Bedroom two

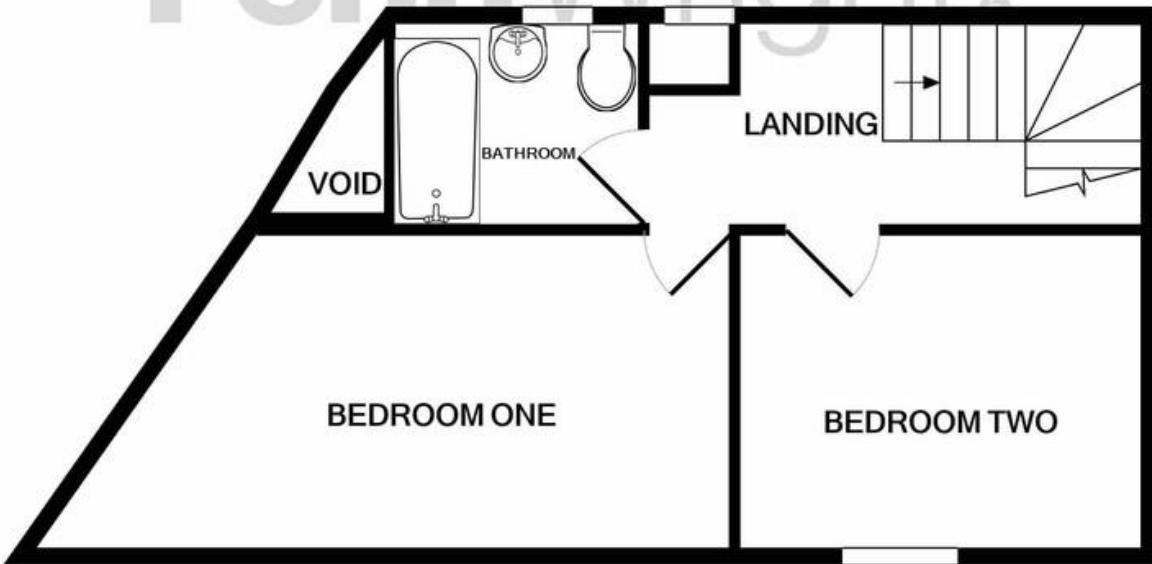
Bathroom

This beautifully presented and attractive home provides a reception, modern kitchen/dining, two double bedrooms, family bathroom and landscaped garden. Located in the very popular Chancellor Park, close to all amenities and excellent transport links.



GROUND FLOOR

Fenn Wright



1ST FLOOR





### The outside

Externally there is a block paved driveway for multiple vehicles with side access into the rear garden. The rear garden commences with decking ideal for entertaining, with the remainder laid to lawn with feature central fire pit.

### Where?

The property is located in the popular Chancellor Park which benefits from easy access to the A12 and all major routes and has its own primary school. Within close proximity of Chelmsford city centre and boasting a mixture of family homes, local amenities within the area include both ASDA and Sainsbury's supermarkets along with a number of retail outlets in the surrounding area. A more extensive range of shopping and leisure facilities can be found in Chelmsford city centre along with mainline railway station providing excellent rail links to London Liverpool St. (approx. journey time 35 minutes).

### Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - C

### 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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## Directions

SatNav. CM2 6YL. For full directions, please contact a member of the sale team on 01245 292100.

To find out more or book a viewing

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