

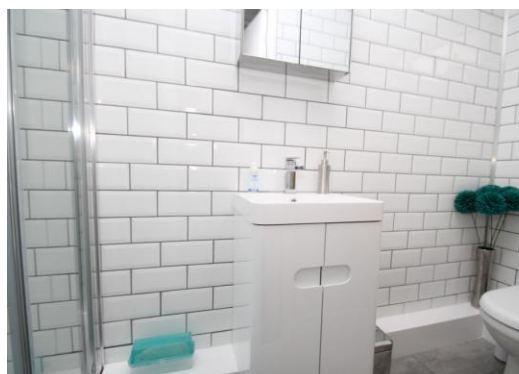
FOR SALE



Mearns Place, Chelmsford

1 Bedroom, 1 Bathroom, Bungalow

Offers In Excess Of £190,000



MARTIN&CO

5 Mearns Place

- BUNGALOW
- FREEHOLD
- REFURBISHED THROUGHOUT
- ONE BEDROOM
- OPEN PLAN

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	

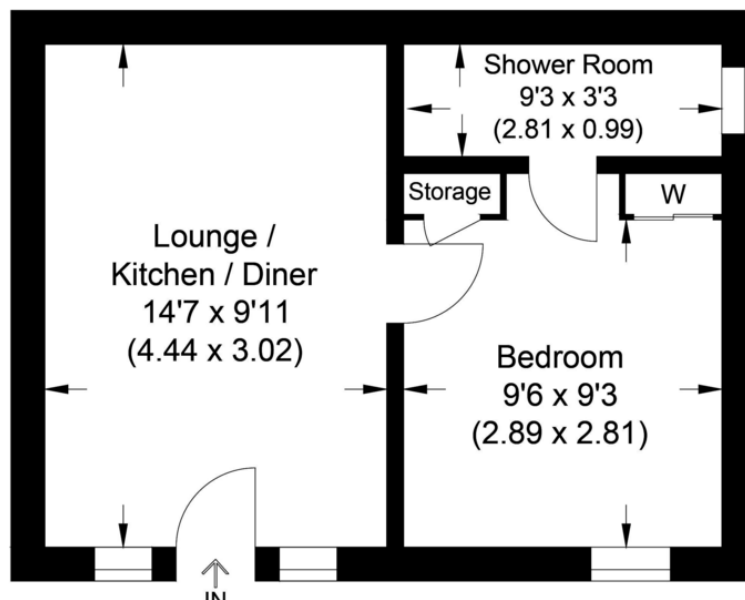
Situated in a cul-de-sac location is this freehold one bedroom Bungalow which has been refurbished to a high standard throughout. Benefiting from an open plan lounge/kitchen/diner, double bedroom, fully fitted shower room, driveway parking and private garden.

LOUNGE/KITCHEN/DINER 14' 7" x 9' 11" (4.44m x 3.02m) Triple glazed window to front aspect, composite front door, a range of eye and base level units with worktop over and complementary splash back, drainer sink with mixer tap, space for white goods, wood effect flooring, door leading to:

BEDROOM 9' 6" x 9' 3" (2.9m x 2.82m) Triple glazed window to front aspect, built in wardrobe, storage cupboard, wood effect flooring, door leading to:

SHOWER ROOM Obscure triple glazed window to side aspect, single fully tiled shower unit, low level w/c, wash hand basin, fully tiled walls.

Approximate Gross Internal Area
26.55 sq m / 285.78 sq ft



Martin & Co Chelmsford

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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

