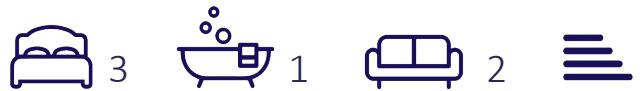




## 86 Linnet Drive

Chelmsford, CM2 8AF

Asking price £390,000



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## Entrance Hall

15'10 x 3'1 (4.83m x 0.94m)

Entrance door, window to side, stairs to first floor, storage cupboard, radiator.

## WC

6' x 2'8 (1.83m x 0.81m)

Window to side, low level WC, wash hand basin.

## Living Room

13'9 x 11'9 (4.19m x 3.58m)

Window to front, feature fireplace with gas fire, open to:

## Dining Room

11'3 x 7'11 (3.43m x 2.41m)

Patio doors to rear, radiator.

## Kitchen

9'11 x 9'1 (3.02m x 2.77m)

Window to side, door to rear. Range of fitted storage cupboards, space and plumbing for washing machine, fridge/freezer and oven. wall mounted boiler.

## First Floor

### Landing

7'2 x 7'2 (2.18m x 2.18m)

Window to side, stairs to ground floor. Storage cupboard, access to loft.

### Bedroom One

13'2 x 10'6 (4.01m x 3.20m)

Window to front, radiator, Airing cupboard, further storage cupboards.

### Bedroom Two

10'3 x 10'6 (3.12m x 3.20m)

Window to rear, storage cupboard, radiator.

### Bedroom Three

10' x 7'3 (3.05m x 2.21m )

Window to front, radiator, storage cupboard.

### Bathroom

7'2 x 5'5 (2.18m x 1.65m)

Window to rear, shower cubicle, low level WC, wash hand basing, radiator.

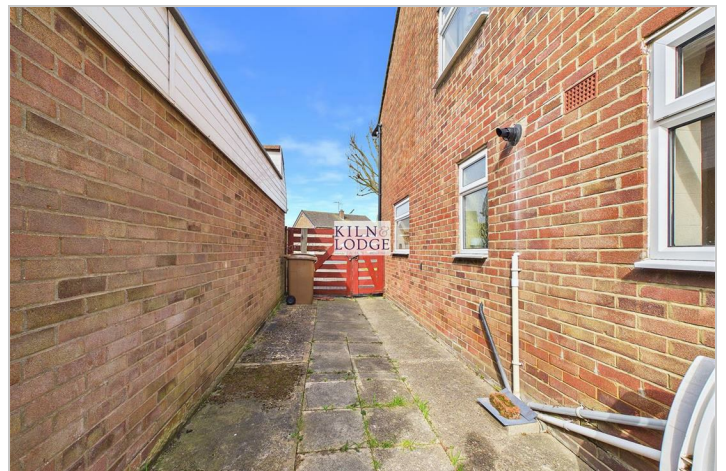
### Exterior

#### Front Garden & Driveway

Lawned area and block paving. Access to side and rear garden

#### Rear Garden

Paved patio, lawned area, access to side and front.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.