KILN& LODGE
ESTATE AGENTS : REDEFINED



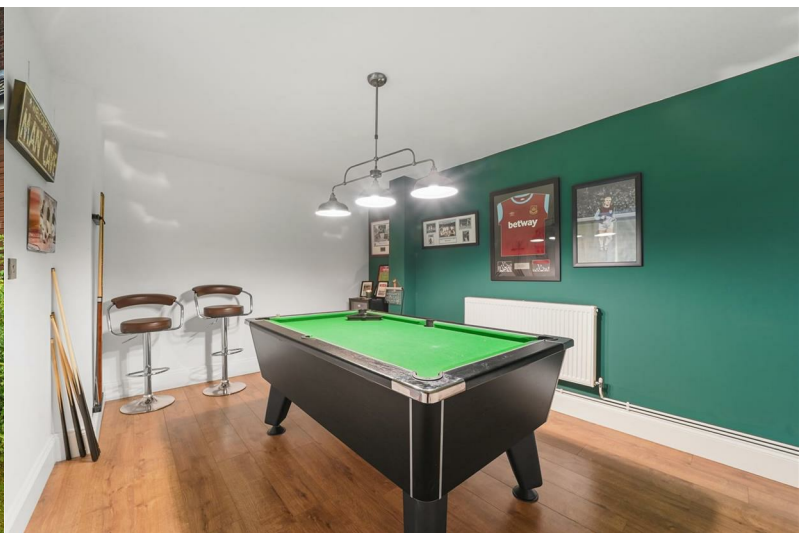
88 Linnet Drive

Chelmsford, CM2 8AF

Guide price £550,000

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Entrance Hall
Entrance door, storage cupboard, stairs to first floor, wood effect flooring.

WC
Close coupled WC, wash hand basin.

Living Room
16'8 x 11'9 (5.08m x 3.58m)
Window to front, feature fireplace, radiator. Wood effect flooring.

Re-fitted Kitchen
17'6 x 11' (5.33m x 3.35m)
Window and doors to rear. Range of fitted storage units with an integrated electric double oven, fridge/freezer, dishwasher and washing machine. The work surfaces incorporates the sink unit, induction hob with an extractor hood over.

Dining Room
11'7 x 8'3 (3.53m x 2.51m)
Window to rear, radiator, wood effect flooring.

Garage Conversion/Games Room
17'8 x 11' (5.38m x 3.35m)
Radiator, wood effect flooring, fitted storage.

First Floor

Spacious Landing
Stairs to ground floor, window to front, carpet.

Bedroom One
13'9 x 10'5 (4.19m x 3.18m)
Window to front, radiator, fitted wardrobes, wood effect flooring.

Ensuite
8'7 x 3'9 (2.62m x 1.14m)
Shower cubicle, close, coupled WC, wash hand basin, tiled walls.

Bedroom Two
13'2 x 10'7 (4.01m x 3.23m)
Window to front, radiator, fitted storage, wood effect flooring.

Bedroom Three
10'7 x 10'5 (3.23m x 3.18m)
Window to rear, radiator, wood effect flooring, storage cupboard.

Bedroom Four
11'8 x 10'6 (3.56m x 3.20m)
Window to rear, radiator, wood effect flooring.

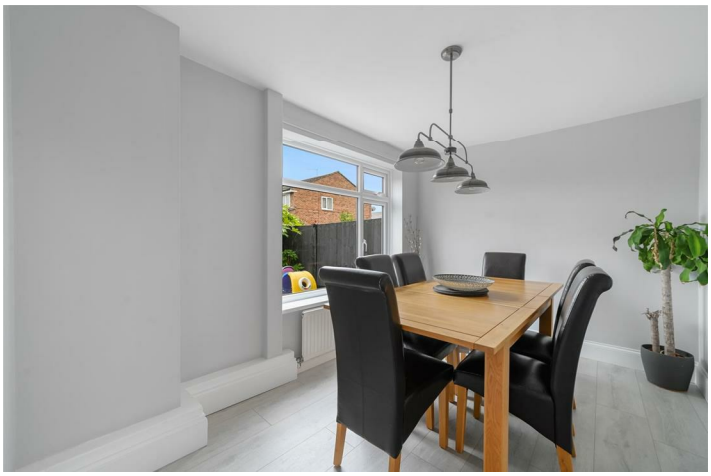
Family Bathroom
7'3 x 7'1 (2.21m x 2.16m)
Window to rear, tiled bath with shower over, close coupled WC, wash hand basin, fully tilled.

Exterior

Off Road Parking and Front Garden
Block paved driveway with a lawned area, fencing and gate to rear garden.

Rear Garden
Decked seating area, remainder laid to lawn, fencing to boundaries.

Agents Note
Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.

















Road Map



Hybrid Map



Terrain Map



Floor Plan



Approximate Gross Internal Area
1570 sq ft (146 sq m)

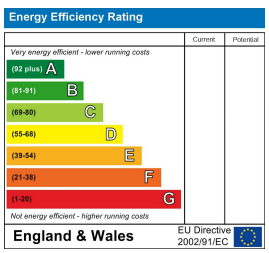
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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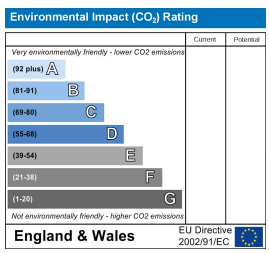
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Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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