



## 93 Robin Way

Chelmsford, CM2 8AU

Guide Price £350,000 to £360,000





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## Entrance Porch

6'3 x 4'9 (1.91m x 1.45m)

Entrance door, window to front and side, door to:

## Living Room

15'4 x 13'7 (4.67m x 4.14m)

Window to front, stairs to first floor, radiator.

## Kitchen/Diner

15'3 x 12'9 (4.65m x 3.89m)

Window and doors to rear. Range of fitted storage units with an integrated electric oven and fridge/freezer. Work surfaces incorporate sink unit and electric hob. Space and plumbing for washing machine. Understairs storage cupboard. Radiator.

## First floor

### Landing

7'10 x 7'3 (2.39m x 2.21m)

Stairs to ground floor, access to loft

### Bedroom One

14'10 x 9'1 (4.52m x 2.77m)

Window to front, radiator. Storage cupboard.

### Bedroom Two

10' x 7'1 (3.05m x 2.16m)

Window to rear, storage cupboard., radiator.

### Bedroom Three

11'4 x 6' (3.45m x 1.83m)

Window to front, storage cupboard, radiator.

## Bathroom/WC

7'10 x 5'6 (2.39m x 1.68m)

Panelled bath with shower over. pedestal wash hand basin, close coupled WC, radiator.

## Exterior

### Detached Garage

Up and over door to front.

### Landscaped Rear Garden

Paved patio area, with a lawn and plenty of flowers and shrubs in the borders. Gate to rear.

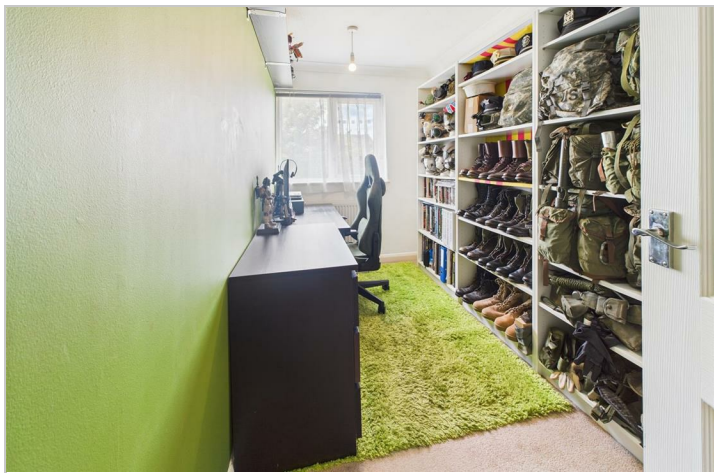
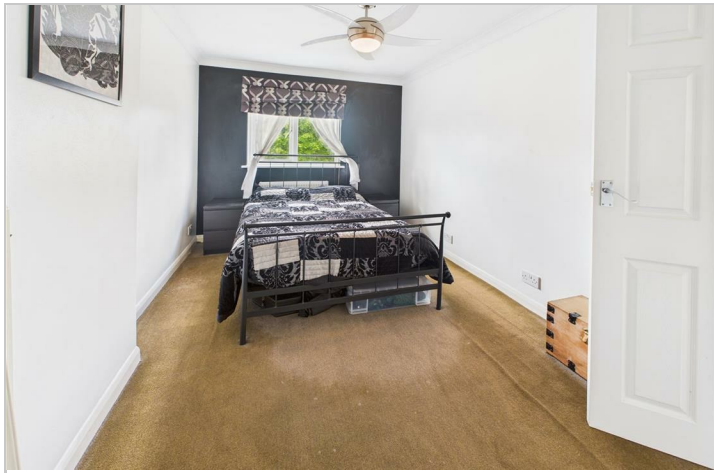
### Front Garden

Mainly lawned leading to front door.

### 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



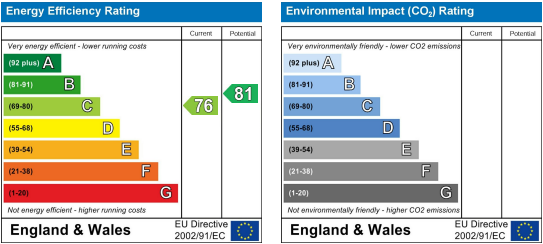
Floor Plan



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.