



## 99 Pollards Green

Chelmsford, CM2 6UL

Offers in excess of £375,000



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## Entrance Hall

9'10 x 6'5 (3.00m x 1.96m)

Entrance door, window to front, storage cupboard, stairs to first floor.

## Lounge/Diner

21'6 x 10'5 (6.55m x 3.18m )

Window to front, patio doors to rear, radiator, carpet.

## Kitchen

11'1 x 7'10 (3.38m x 2.39m )

Window to rear, range of fitted storage units, integrated electric oven, space and plumbing for washing machine. Further Storage cupboard. Work surfaces incorporate sink unit and gas hob with extractor over.

## First Floor

### Landing

6'5 x 4' (1.96m x 1.22m)

Window to side, stairs to ground floor

### Bathroom

8'1 x 6'7 (2.46m x 2.01m)

Window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, radiator.

### Bedroom One

9'6 x 8'10 (2.90m x 2.69m )

Window to rear, fitted wardrobes, radiator, carpet.

### Bedroom Two

11'7 x 7'7 (3.53m x 2.31m)

Window to front, radiator, carpet.

### Bedroom Three

8'5 x 6' (2.57m x 1.83m)

Window to front, radiator, carpet, fitted cupboard.

## Exterior

### Front Garden

Lawned area

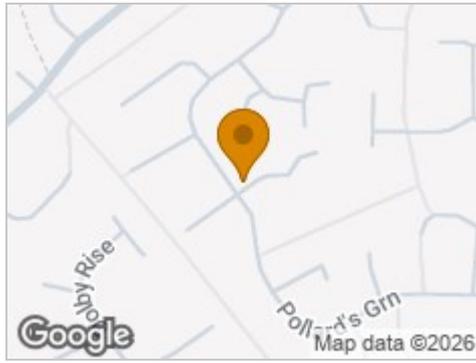
### Rear Garden

Paved patio area, lawned area, fencing to boundaries, side access.

### Allocated Parking



Road Map



Hybrid Map



Terrain Map



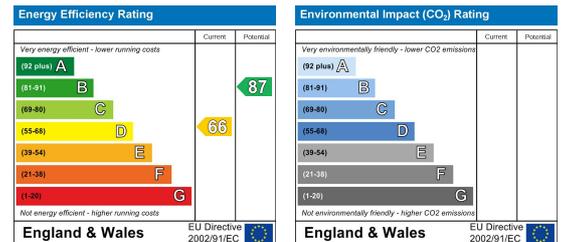
Floor Plan



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



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