



30 Petrel Way

Chelmsford, CM2 8XH

Guide Price £500,000 to £525,000



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Entrance Hall

14'2 x 7'11 into 8'11 x 3'10 (4.32m x 2.41m into 2.72m x 1.17m)

Entrance door, stairs to first floor, radiator

Living Room

19'9 x 12'6 (6.02m x 3.81m)

Window to front and rear and also doors to conservatory. Feature fireplace, radiator

Bedroom/Reception Room

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

Window to front, radiator

Bedroom/Dining Room

9'11 x 8'6 (3.02m x 2.59m)

Window to front, radiator.

Bathroom

8'6 x 6'2 (2.59m x 1.88m)

Window to rear, panelled bath with shower over, bidet, close coupled WC, wash hand basin, towel rail.

Kitchen/Diner

13'4 x 11'5 (4.06m x 3.48m)

Window to side and rear, door also to rear. Range of fitted units with an integrated electric oven. Work surfaces incorporate sink unit with mixer taps and also the gas hob.

Utility Room

11'4 x 5'8 (3.45m x 1.73m)

Window to front. Space and plumbing for washing machine, dishwasher and fridge/freezer.

First Floor

Landing

6'5 x 5' (1.96m x 1.52m)

Stairs to ground floor

Bedroom

13'4 x 11'6 (4.06m x 3.51m)

Window to front, storage cupboard, radiator.

Shower Room

11'7 x 7'3 (3.53m x 2.21m)

Shower cubicle, close coupled WC, wash hand basin, towel rail. Velux window to rear

Bedroom

20'11 x 11'3 (6.38m x 3.43m)

Window to front, velux to rear, radiator

Exterior

Solar Panels

Frontage

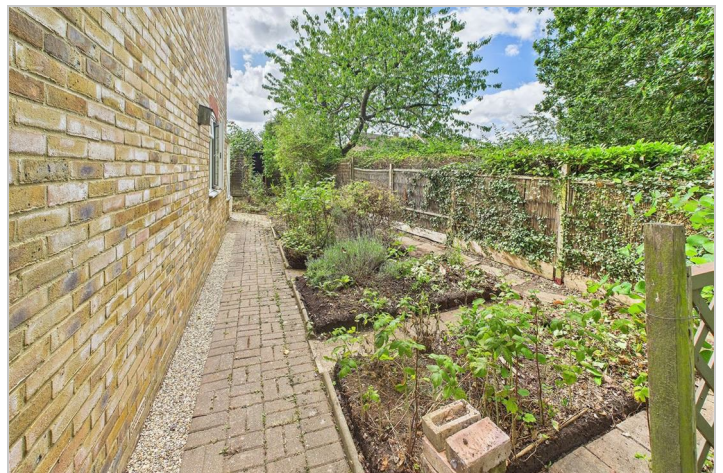
Block paved driveway providing ample off road parking, access to rear garden

Rear and Side Garden

A secluded garden with a lawned area, patio, green house and a selection of flowers, trees and shrubs.

Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £48.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



Road Map



Hybrid Map



Terrain Map



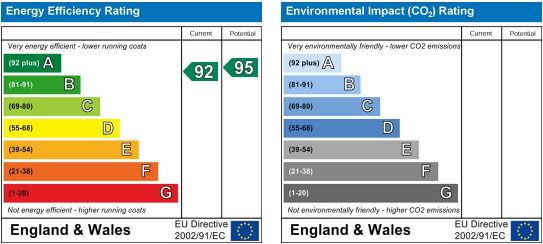
Floor Plan



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