KILN & LODGE
ESTATE AGENTS : REDEFINED

319 Barnard Road

Chelmsford, CM2 8RU

Guide price £350,000

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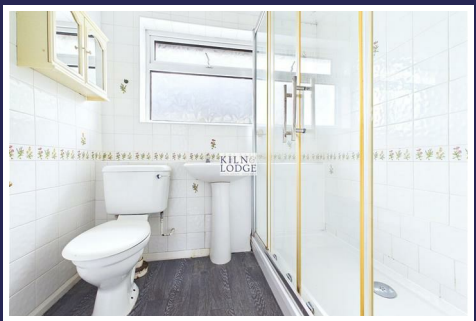

Entrance
Entrance door and window to front, doors to

Hallway
15'7 x 7'9 (4.75m x 2.36m)
Stairs to first floor, radiator, wood effect flooring.

Living Room
12'8 x 10'8 (3.86m x 3.25m)
Window to front. feature fireplace, radiator, carpet.

Dining Room
10'7 x 9'7 (3.23m x 2.92m)
Patio doors to rear, radiator, carpet, door to:

Kitchen
13'11 x 7'0 (4.24m x 2.13m)
Window to side. Range of fitted storage units with space and plumbing for oven, fridge, freezer and dishwasher. Work surfaces incorporate sink unit. Breakfast bar, Wood effect flooring, door to

Rear Lobby
5'1 x 2'8 (1.55m x 0.81m)
Door to rear garden

WC
Window to rear. two piece suite comprising Low level WC and wash hand basin, wood effect flooring, space and plumbing for washing machine.

First Floor

Landing
7' x 2'11 (2.13m x 0.89m)
Stairs to ground floor, access to loft.

Bedroom One
11'10 x 10'1 (3.61m x 3.07m)
Window to front, radiator, carpet.

Bedroom Two
10'9 x 9'8 (3.28m x 2.95m)
Window to rear, radiator, carpet, fitted cupboard.

Bedroom Three
8'10 x 7'10 (2.69m x 2.39m)
Window to front, radiator, carpet, fitted cupboard.

Family Bathroom
6'7 x 5'5 (2.01m x 1.65m)
Window to rear. shower cubicle, wash hand basin, low level WC, wood effect flooring, tiled walls

Exterior

Front Garden

Rear Garden
Paved Patio area, 'Astro' turfed area,, Brick built storage shed, rear access, side acces

Communal Parking

Tel: 01245 330764

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Road Map

Hybrid Map

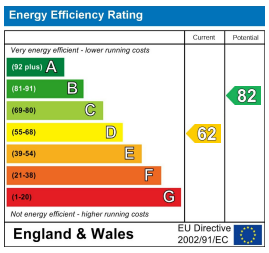
Terrain Map

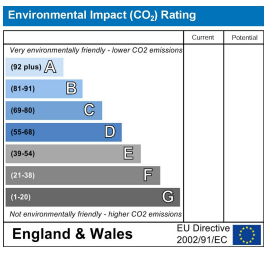
Floor Plan

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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