KILN& LODGE
ESTATE AGENTS : REDEFINED



38 Spring Rise

Chelmsford, CM2 8SH

Guide Price £350,000 to £375,000

3 1 2 D





38 Spring Rise

Chelmsford, CM2 8SH

Guide Price £350,000 to £375,000





Porch
5'11 x 4'7 (1.80m x 1.40m)
Entrance door, further to door to:

Hallway
15'4 x 6'11 (4.67m x 2.11m)
Entrance door, stairs to first floor, storage cupboard, door to kitchen and dining room.

Kitchen
13'8 x 7' (4.17m x 2.13m)
Range of fitted storage cupboards with an integrated electric oven. Space and plumbing for dishwasher and fridge/freezer. Work surfaces incorporate the sink unit and an electric hob with extractor hood over.. Window to rear, door to utility room

Utility Room
7'4 x 4'7 (2.24m x 1.40m)
Door to garden, wall mounted boiler, range of storage units with space and plumbing for washing machine.

Dining Room
17'11 x 10'9 (5.46m x 3.28m)
Patio doors to rear, radiator. Open to

Living Room
12'8 x 10'10 (3.86m x 3.30m)
Window to front, radiator.

First Floor

Landing
8'4 x 7'2 (2.54m x 2.18m)
Stairs to ground floor, access to loft, airing cupboard.

Bedroom One
12'11 x 10'2 (3.94m x 3.10m)
Window to front, radiator.

Bedroom Two
10'8 x 10'2 (3.25m x 3.10m)
Window to rear, fitted wardrobes., radiator.

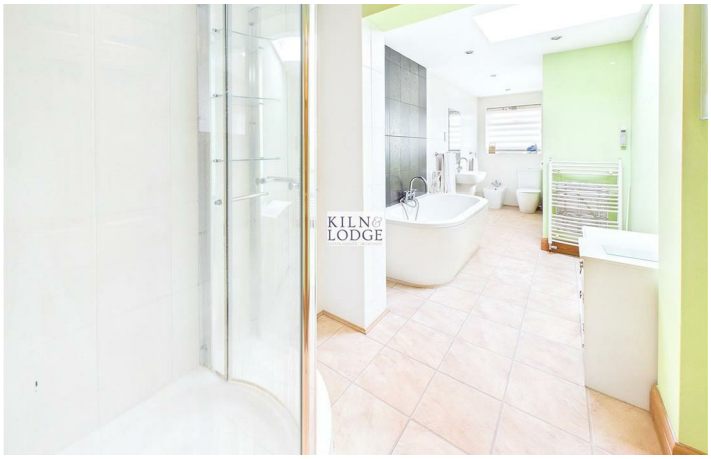
Bedroom Three
8'11 x 7'9 (2.72m x 2.36m)
Window to front, radiator, storage cupboard.

Large Bathroom Suite
21'8 x 6'8 (6.60m x 2.03m)
Shower cubicle, panelled bath tub, pedestal wash hand basin, close coupled WC, heated towel rail. Window to side and rear

Exterior

Front Garden
Mainly laid to lawn.

Rear Garden
Lawned area block paving. Brick Storage Shed. Rear Access.

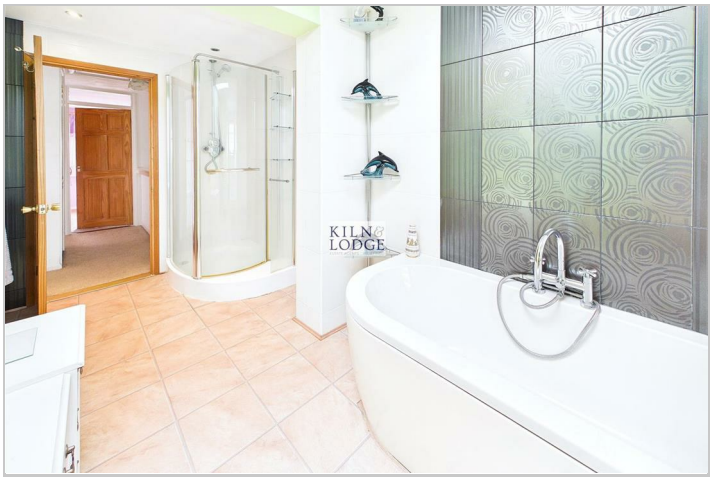


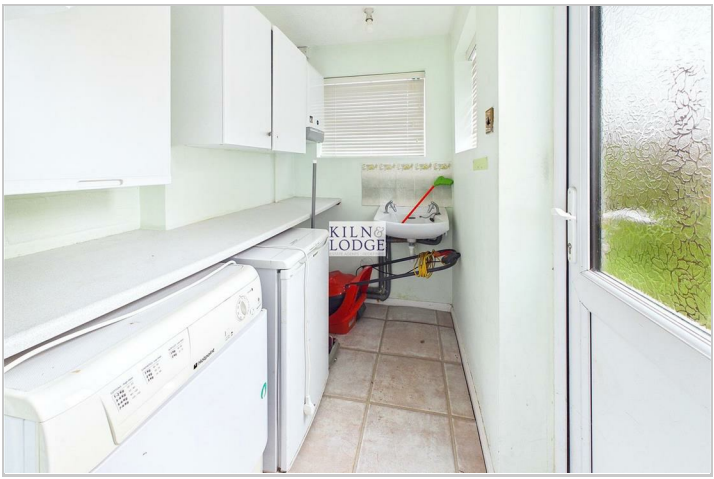














Road Map



Hybrid Map



Terrain Map



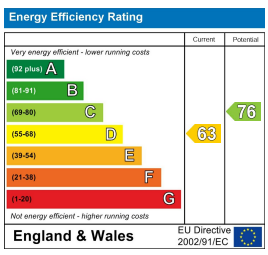
Floor Plan

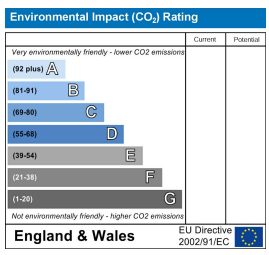


Viewing

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.

Vison Offices, Saxon House 27 Duke Street, Chelmsford, Essex, CM1 1HT
Tel: 01245 330764 Email: sales@kilnandlodgeestates.co.uk https://www.kilnandlodgeestates.co.uk