



74 Linnet Drive

Chelmsford, CM2 8AF

Asking price £375,000



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Porch
6'x 2'9 (1.83m x 0.84m)
Entrance door, door to:

Entrance Hall
15'8 x 3'3 (4.78m x 0.99m)
Stairs to first floor, window to side, storage cupboard.
carpet.

WC
4'9 x 2'7 (1.45m x 0.79m)
Window to side, low level WC, wash hand basin. carpet.

Living Room
16'6 x 10'1 (5.03m x 3.07m)
Window to front, feature fireplace, carpet. arch to:

Dining Room
10'11 x 8'10 (3.33m x 2.69m)
Window and door to rear. Carpet.

Kitchen
12'1 x 7'5 (3.68m x 2.26m)
Window to side, door to rear. Range of fitted storage
units, space and plumbing for washing machine, oven,
fridge, freezer. Work surfaces incorporate sink unit. Part
tiled walls. Carpet

First Floor

Landing
7'3 x 6'9 (2.21m x 2.06m)
Stairs to ground floor, storage cupboard.

Bedroom One
14'4 x 9'7 (4.37m x 2.92m)
Window to front, carpet. Storage cupboard.

Bedroom Two
10'11 x 9'8 (3.33m x 2.95m)
Window to rear, carpet. Storage cupboard.

Bedroom Three
10'3 x 6'9 (3.12m x 2.06m)
Window to front, storage cupboard, carpet.

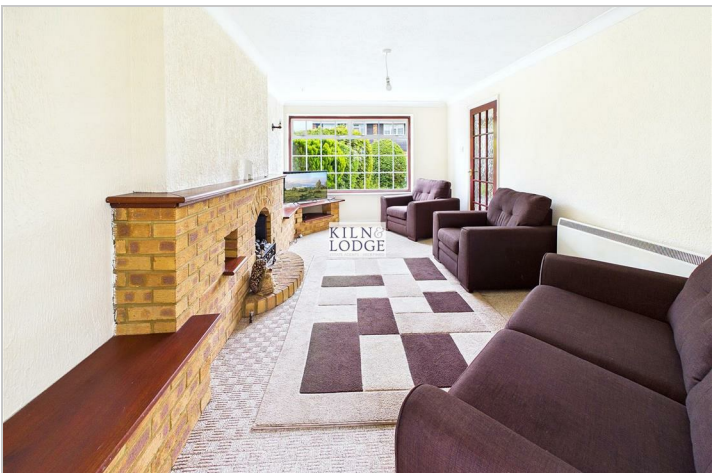
Bathroom
6'9 x 6'4 (2.06m x 1.93m)
Window to rear, shower cubicle, wash hand basin, close
coupled WC, heated towel rail.

Exterior

Front Garden
Lawned area with bushes and shrubs, side access.

Rear Garden
Paved patio area, remainder laid to lawn with various
shrubs, borders and bushes.

Detached Garage
Up and over door.



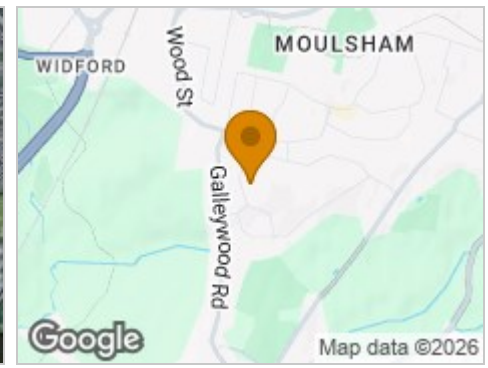
Road Map



Hybrid Map



Terrain Map



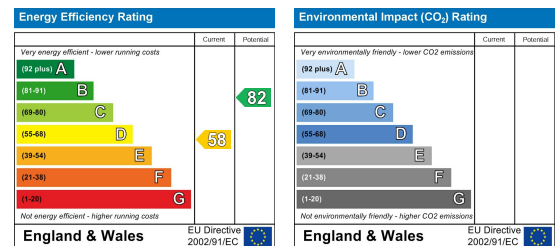
Floor Plan



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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