



Arbour Lane

Chelmsford, CM1 7RG

£395,000

Freehold
Tax Band: C



Benefiting from a COMPLETE ONWARD CHAIN* plus a NEWLY FITTED shower room, spacious lounge & separate dining room is this IMMACULATELY PRESENTED two DOUBLE bedroom semi-detached property. Boasting plenty of ORIGINAL CHARACTER FEATURES, a private & generously-sized rear garden and located within a SHORT WALK to Chelmsford City centre & mainline train station. Ideal for first time buyers!



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The accommodation, with approximate room sizes, is as follows:

Ground Floor:

Entrance Hall:

Composite entrance door to front, doors to dining room, lounge, radiator, wood flooring.

Dining Room:

11' x 9'11" (3.35m x 3.02m)

Double glazed window to front, radiator, fireplace. wood flooring.

Lounge:

13'8" x 11'10" (4.17m x 3.61m)

Double glazed window to rear, doors to kitchen, stairs to first floor, fireplace, cupboard, radiator, wood flooring.

Kitchen:

11' x 7'11" (3.35m x 2.41m)

Dual aspect double glazed windows to rear and side, composite entrance door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, fridge freezer, space for dishwasher, washing machine, radiator, tiled flooring.

First Floor:

Landing:

Doors to bedroom one, bedroom two, shower room, loft access, radiator.

Bedroom One:

13'9" x 10'11" (4.19m x 3.33m)

Two double glazed windows to front, fireplace, cupboard, two radiators, wood flooring.

Bedroom Two:

11'10" x 10'5" (3.61m x 3.18m)

Double glazed window to rear, fireplace, cupboard, radiator, wood flooring.

Shower Room:

10'11" x 7'11" (3.33m x 2.41m)

Obscure double glazed window to rear, fully tiled walk in double shower, vanity hand wash basin, low level W/C, cupboard, radiator, part tiled walls, tiled flooring.

Exterior:

Rear Garden:

Decking area to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.

Frontage:

Gated path to entrance door, low maintenance front garden.

Agent Notes:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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