



Wallflower Court

Chelmsford, CM1 6XX

Guide Price £315,000

Freehold
Tax Band: C



PRICED TO SELL and boasting a 22' DUAL ASPECT lounge/diner, modern kitchen plus RE-FITTED bathroom & spacious UNOVERLOOKED rear garden is this three bedroom END TERRACE property. Benefiting from a GARAGE (in block) plus allocated parking and positioned on a generous CORNER PLOT offering plenty of POTENTIAL TO EXTEND (STPP). Walking distance to local shops/amenities & popular schools.



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Ground Floor:

Entrance Porch:

UPVC entrance door to front, door to lounge diner.

Lounge Diner:

22'1" x 15'8" > 7'5" (6.73m x 4.78m > 2.26m)

Double glazed window to front, double glazed sliding door to rear, entrance to kitchen, stairs to first floor, two storage heaters.

Kitchen:

7'11" x 7'9" (2.41m x 2.36m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, washing machine, part tiled walls, wood effect flooring.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

12' x 9'5" (3.66m x 2.87m)

Double glazed window to front, fitted wardrobes, wood effect flooring.

Bedroom Two:

10'1" x 9'6" (3.07m x 2.90m)

Double glazed window to rear, wood effect flooring.

Bedroom Three:

6'8" x 6'6" (2.03m x 1.98m)

Double glazed window to front.

Family Bathroom:

7'5" x 4'10" (2.26m x 1.47m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls, wood effect flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.



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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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