



## Arbour Lane

Chelmsford, CM1 7RL

**£325,000**

Freehold  
Tax Band: C



Within a **SHORT WALK TO THE CITY CENTRE** and mainline station is this well presented cottage boasting **TWO DOUBLE BEDROOMS**, spacious lounge, **CONSERVATORY**, a spacious 15'4" **KITCHEN DINER**, re-fitted family bathroom and private **UNOVERLOOKED REAR GARDEN**. Offered for sale with **NO ONWARD CHAIN** by Hamilton Piers.



# Arbour Lane, Chelmsford, CM1 7RL

## Ground Floor:

### Entrance Hall:

Entrance door to front, door to lounge, stairs to first floor, radiator, wood flooring.

### Lounge:

13'5" x 11'7" (4.09m x 3.53m)

Double glazed window to front, door to kitchen diner, fireplace, cupboard, radiator, wood flooring.

### Kitchen Diner:

15'4" x 8'4" (4.67m x 2.54m)

Double glazed window and door to conservatory, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob, space for fridge freezer, washing machine, part tiled walls, tiled flooring.

### Conservatory:

10'9" x 6'7" (3.28m x 2.01m)

UPVC roof, radiator, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, family bathroom.

### Bedroom One:

13'5" x 9'1" (4.09m x 2.77m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

12'11" x 7'6" (3.94m x 2.29m)

Double glazed window to rear, radiator.

### Family Bathroom:

10' max x 7'5" (3.05m max x 2.26m)

Obscure double glazed window to rear, panel bath with shower over, wall mounted hand wash basin, low level W/C, airing cupboard housing immersion tank, radiator, par tiled walls, tiled flooring.

## Exterior:

## Rear Garden:

Singled low maintenance rear garden, mature shrubs, two sheds.



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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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