

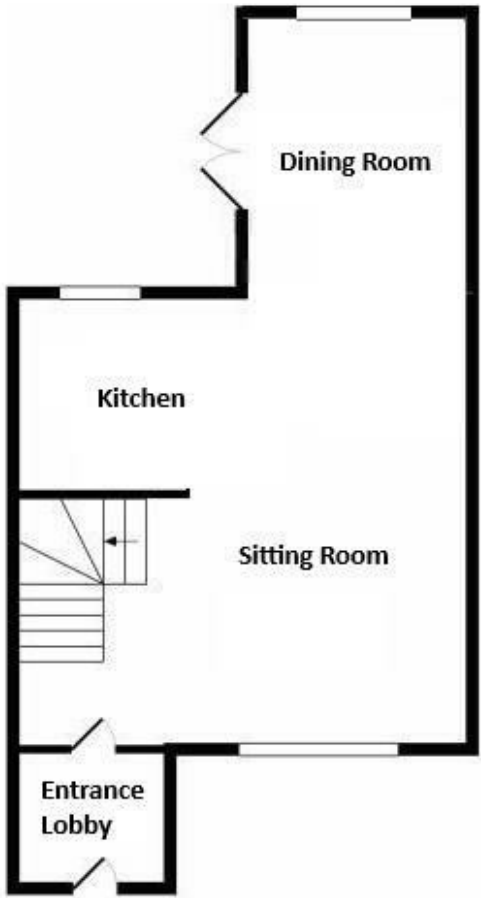
Paul Mason Associates



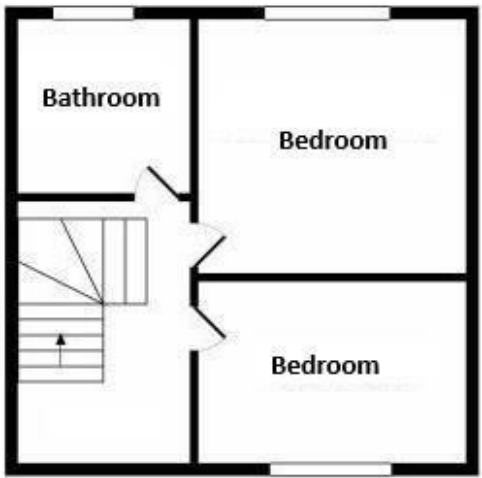
Pollards Green, Chelmsford, Essex, CM2 6UL
Guide price £395,000

- Immaculate presentation
- Open plan living space
- Sitting room
- Dining room with roof lantern
- Contemporary kitchen
- Two good sized bedrooms
- Modern family bathroom
- Allocated parking
- Useful outbuilding office/games room
- EPC - D

An immaculate two bedroom property approx 1.6 miles from Chelmsford Train Station, with open plan living space to the ground floor and a useful outbuilding to the rear. The accommodation is approached via an entrance lobby leading to the main open plan living area which consists of a sitting room with media wall and opens to a contemporary kitchen with built-in appliances, finished with porcelain tiled floor with underfloor heating. The kitchen continues into a fabulous dining room with roof lantern providing wonderful natural light and glazed doors that lead to the rear garden. The first floor consists of two good sized bedrooms and a modern white bathroom suite comprising bath, shower and low level w.c. The gardens at the rear commence with a paved patio area opening to a raised decking area with inset lights and an artificial lawn area with a fixed gazebo over. At the rear of the garden there is a further paved seating area which leads to the outbuilding, currently being used as an office with power, lighting and heating. There is also the addition of an adjoining workshop/shed. The property is situated on a pleasant walkway and comes with one allocated parking space next to the property.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Distances

Chelmsford Train Station - 1.6 miles
Chelmsford High Street - 1.7 miles
A12 - 2.6 miles
London Stansted Airport - 19.4 miles

All mileages are approx.

Accommodation

Entrance Lobby

Open plan living space comprising:

Sitting Room

5.35m > 4.29m x 2.86m (17'6" > 14'0" x 9'4")

Kitchen

5.35m x 2.51m (17'6" x 8'2")

Dining Room

3.37m x 2.60m (11'0" x 8'6")

Bedroom One

3.25m x 3.08m (10'7" x 10'1")

Bedroom Two

3.22m x 2.21m (10'6" x 7'3")

Family Bathroom

Outbuilding Office/Games Room

3.28m x 3.16m (10'9" x 10'4")

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Chelmsford

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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