

Paul Mason Associates



P Permit holders only
Z5
Mon - Sat
8 am - 6 pm
→

49

Navigation Road, Chelmsford, CM2 6HD

£399,995

- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Parking to Rear
- Full Refurbished to a High Standard
- Four Piece Bathroom Suite
- Re-fitted Kitchen/Dining Room
- Close to Local Amenities
- Landscaped Low Maintenance Rear Garden
- EPC - TBC

No Onward Chain....This delightful two bedroom property has been much improved by the current owners. This property is ideal for those seeking a low-maintenance lifestyle in a desirable location. With its close proximity to Chelmsford City Centre which hosts an array of amenities and transport links. Viewing comes highly recommended to fully appreciate the property on offer.

The property begins with an entrance lobby leading through to the lounge which includes a feature fireplace and characterful inset archway creating a warm and welcoming atmosphere.. There is an inner hall with stairs to the first floor separating the lounge from the second reception room/dining room which leads through to the beautifully presented kitchen/dining room with modern units fitted to eye and base level, integrated appliances and a skylight over the dining area allowing additional natural light through. To the first floor there are two generously sized bedrooms and a re-fitted four piece bathroom suite.

Externally the property is sat back from the road with an enclosed courtyard to the front. To the rear, the garden has been re-landscaped and is mainly laid with AstroTurf for low maintenance and includes a raised composite decked seating area. Accessible via the rear garden gate is driveway parking for one vehicle.

Awaiting Floorplan

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

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge

4.1m x 3.6m (13'5" x 11'9")

Inner Hall

Reception Room Two/Dining Room

3.6m x 3.6m (11'9" x 11'9")

Kitchen/Breakfast Room

4.8m x 3.2m (15'8" x 10'5")

FIRST FLOOR

Landing

Bedroom One

3.6m x 3.6m (11'9" x 11'9")

Bedroom Two

3.6m x 2.7m (11'9" x 8'10")

Family Bathroom

EXTERIOR

Frontage

Rear Garden

Parking to Rear

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority -Chelmsford

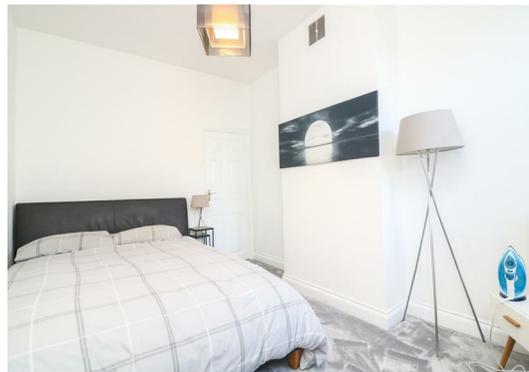
Council

Viewings

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

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.



Paul Mason Associates

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