

Paul Mason Associates



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

49

Navigation Road, Chelmsford, CM2 6HD

Guide price £350,000

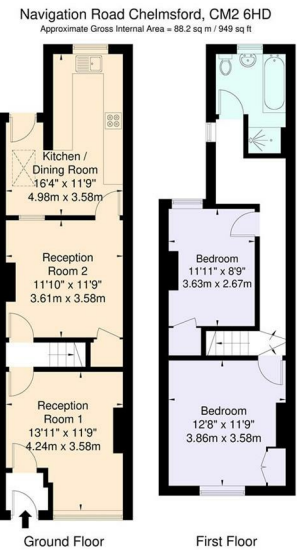
- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Parking to Rear
- Full Refurbished to a High Standard
- Four Piece Bathroom Suite
- Re-fitted Kitchen/Dining Room
- Close to Local Amenities
- Landscaped Low Maintenance Rear Garden
- EPC - TBC

**\*\*NO ONWARD CHAIN, GUIDE PRICE £350,000 - £375,000\*\*** 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	78		
	68		
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or leasee should verify themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## 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

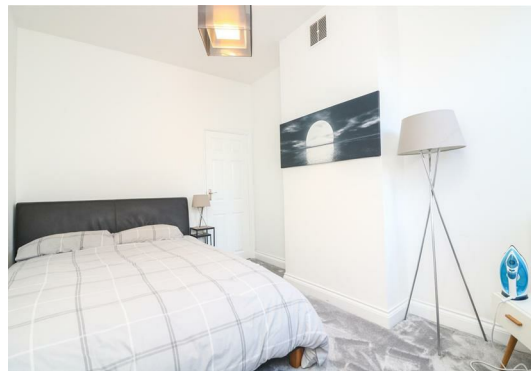
Council

### 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.



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