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ESTATE AGENTS

61 Meon Close, Chelmsford, CM1 7QG £350,000

** NO ONWARD CHAIN - GARAGE IN BLOCK TO REAR ** A spacious THREE bedroom terraced house situated in a quiet and pleasant walkway. Ground floor: ENTRANCE PORCH, 12' DEPTH HALL, CLOAKROOM, 24' LOUNGE/DINER, GOOD SIZE KITCHEN, GARDEN ROOM. First floor: THREE BEDROOMS AND MODERN SHOWER ROOM. The property has upvc double glazing to most rooms and gas radiator heating. There are an excellent range of shopping facilities close by and numerous schools in close proximity, as well as easy access to the A12 and regular bus services to the city centre with the mainline railway station to London.

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ENTRANCE PORCH

Frosted part double glazed upvc door to porch. Frosted upvc double glazed windows and door to hall.

ENTRANCE HALL 12'6" depth (3.83 depth)

Radiator, stairs to first floor with cupboard below, frosted double doors to lounge/diner and doors to cloakroom and kitchen.

CLOAKROOM

White suite comprising low level wc, wash hand basin, frosted eye level window.

LOUNGE/DINER 24'4" x 12'1" to lounge area (7.42m x 3.68m to lounge area)

Narrowing to 9'10 to dining area.

Radiator, feature brick fireplace with gas coal effect fire and Baxi back boiler, wall lights, upvc double glazed window to front, full length window and door to garden room.

FURTHER VIEW

GOOD SIZE KITCHEN 12'0" including door recess area x 8'11" (3.67 including door recess area x 2.72)

A good range of worktop space with ample drawers and cupboards below, eye level cabinets, concealed extractor hood over cooker space, two useful built in cupboards, window to garden room, radiator, tiled walls, frosted upvc double glazed door to garden room.

ADDITIONAL VIEW

GARDEN ROOM 18'5" x 7'10" (5.63 x 2.39)

Radiator, single glazed windows, upvc double glazed French doors to rear garden.

LANDING

Airing cupboard, access to roof space.

BEDROOM ONE 13'0" x 10'10" (3.97 x 3.32)

Radiator, built in double wardrobe, upvc double glazed window to front.

BUILT IN WARDROBES

MIRRORED BUILT IN WARDROBES

BEDROOM TWO 10'10" x 9'11" (3.32 x 3.03)

Radiator, mirrored wardrobes and additional built in double wardrobe, single glazed window to rear.

BEDROOM THREE 9'1" x 7'10" (2.79 x 2.40)

Radiator, single glazed window to rear.

MODERN SHOWER ROOM 6'0" x 5'6" (1.84 x 1.68)

White suite comprising a vanity wash hand basin, low level wc, shower unit, chrome heated towel rail, tiled flooring, fully tiled walls, four inset ceiling spot lights, frosted upvc double glazed window to front.

FRONT GARDEN

A brick paved pathway leads to the entrance porch. The garden is laid to lawn with well stocked flower and shrub borders.

GOOD SIZE REAR GARDEN

Laid to lawn with flower and shrub borders. A pathway leads to rear gate access which in turn provides access to the garage close by.

REAR ELEVATION

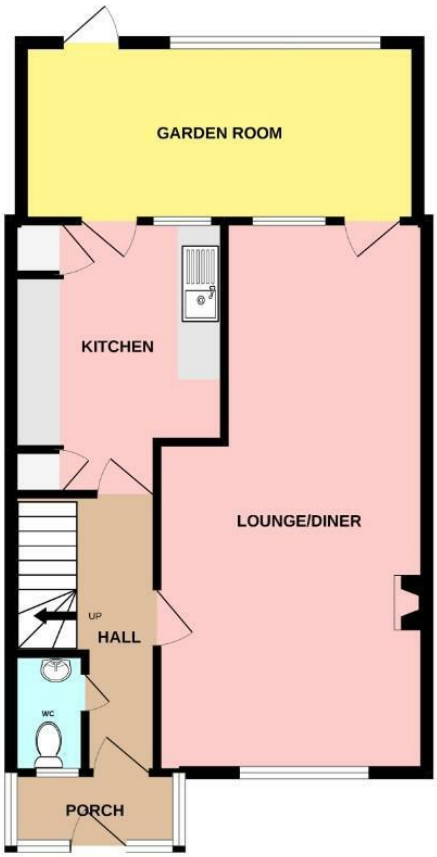
GARAGE TO REAR IN BLOCK

There is a brick built garage with a new up and over door and personal rear door.

COUNCIL TAX

BAND C

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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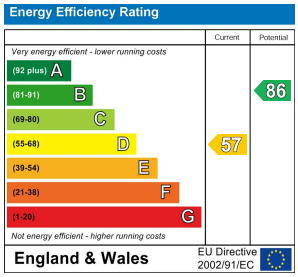

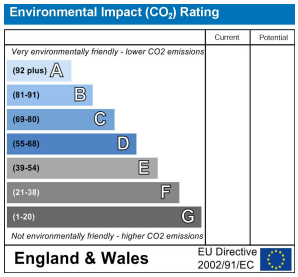

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