



59 Tees Road, Chelmsford, CM1 7QH

£410,000

**** NO ONWARD CHAIN **** A chance to buy a **THREE BEDROOM** semi detached family home situated at the end of a quiet cul de sac and enjoying pleasant sports ground views to rear. There are excellent schools and shops in close proximity and easy access to the A12 and good road links to Stansted airport. Ground floor: **ENTRANCE HALL, CLOAKROOM. THROUGH LOUNGE/DINER, KITCHEN.** First floor: **THREE GOOD SIZE BEDROOMS AND MODERN SHOWER ROOM.** The property has gas radiator heating (combination boiler installed July 2022) and upvc double glazing.

LOCALITY INFORMATION

There are ample amenities and facilities in the Springfield area which include, doctors surgeries, dentists, schools, a variety of shops and Springfield medical centre. There is easy access to the A12 and regular bus services in to Chelmsford city centre with the mainline railway station to London Liverpool Street as well as an excellent range of shopping and recreational facilities including the popular Bond Street Quarter and John Lewis store.

ENTRANCE HALL

Part double glazed composite entrance door with frosted leaded light windows to hall.

Radiator, stairs to first floor with cupboard below, opaque glazed double doors to lounge/diner and doorway to kitchen.

CLOAKROOM



White suite comprising wash hand basin, low level wc, small frosted upvc double glazed window.

LOUNGE/DINER 24'3" x 11'11" lounge area, narrows to 9'10" dinin (7.41 x 3.64 lounge area, narrows to 3.02 dining ar)



The focal point of the room is the feature marble fireplace with gas coal effect fire, radiator, bow upvc double glazed window to front. exposed parquet flooring to dining area, upvc double glazed patio doors to rear garden.

REVERSE VIEW



KITCHEN 12'0" x 8'10" (3.67 x 2.70)



Pine units with ample drawers, cupboards and eye level cabinets, built in pantry, under stairs storage cupboard, tall fridge/freezer space, radiator, upvc double glazed window to rear, part double glazed upvc door to rear garden.

FURTHER VIEW



LANDING

Built in cupboard, frosted upvc double glazed window to side, access to roof space which also houses a combination gas boiler installed in July 2022.

BEDROOM ONE 12'10" x 10'9" (3.93 x 3.28)



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

BEDROOM TWO 11'8" x 9'10" (3.56 x 3.02)



Radiator, built in double wardrobe, upvc double glazed window to rear enjoying pleasant views to sports ground.

VIEW TO PLAYING FIELDS



BEDROOM THREE 9'1" x 7'10" (2.77 x 2.41)

Radiator, upvc double glazed window to rear enjoying pleasant views to sports ground.

SHOWER ROOM



White suite comprising vanity wash hand basin with cupboards below, low level wc, shower unit, radiator, fully tiled walls, frosted leaded light upvc double glazed window to front.

OUTSIDE

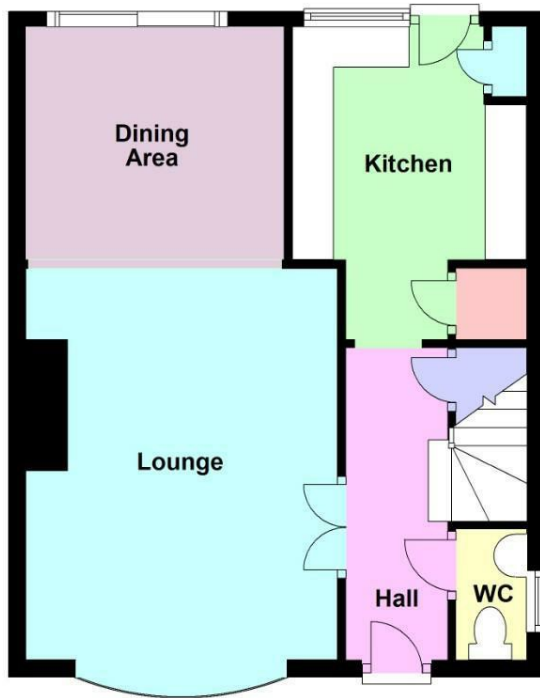
The front garden is laid to lawn with various shrubs and side gate access to rear garden.

GOOD SIZE REAR GARDEN

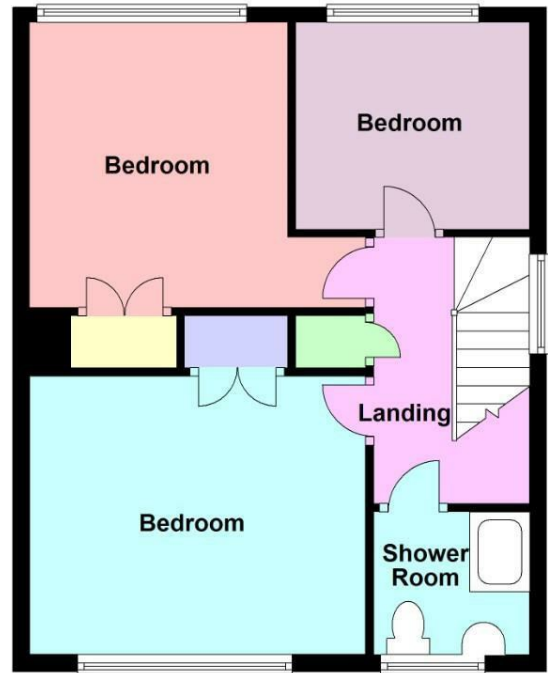


Laid to lawn with a variety of shrubs and fenced boundaries. The garden backs on to a sports ground.

Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 87 SQ M (930 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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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			
		73	87
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	

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