



2 Donald Way, Chelmsford, CM2 9JB

£300,000

*** NO ONWARD CHAIN *** Leonard Gray Estate Agents are pleased to present this END OF TERRACE house offering TWO BEDROOMS, a good sized SOUTH WESTERLY GARDEN, modernised kitchen, TWO RECEPTION ROOMS and a first floor shower room. Additionally the property boasts DRIVEWAY PARKING FOR TWO VEHICLES and convenient road links to Chelmsford City Centre, the A12 (for the M25) and A414 (for the M11).

LOCALITY INFORMATION

The property is situated in the ever popular Moulsham Lodge locality, close to Moulsham High School, and just a short walk away from a local shopping parade to include a Co Op store, pharmacy, butchers, and hairdressers, amongst others. There is good road access to Chelmsford City Centre which enjoys the mainline Railway Station to London, numerous restaurants, bars, cinemas and a wide variety of recreational and retail outlets, including a John Lewis department store, located in the recently constructed Bond Street quarter.

ENTRANCE HALL

The UPVC part double glazed front door leads to a small entrance hall, with a radiator, stairs rising to the First Floor and glazed door to Kitchen.

KITCHEN 9'3" x 6'5" (2.83 x 1.96)



Recently modernised, with a range of base and eye level units with complementary worktops over, with built in stainless steel one and a half sink and drainer unit, integrated oven with inset Bosch induction hob and extractor hood over, concealed wall mounted Ideal boiler, appliances to remain include washing machine, dishwasher and fridge freezer. Double glazed window to front, radiator, tile splashbacks, laminate flooring and open aspect to Living/Dining Room.

OPEN TO RECEPTION ROOM



LIVING/DINING ROOM 6'5", widening to 9'10" x 12'1" (1.97, widening to 3.01 x 3.7)



Double glazed window to side, deep under stair storage cupboard, two radiators, laminate flooring, sliding door to Sun Room

FURTHER VIEW



REVERSE VIEW



SUN ROOM 12'4" x 10'6" (3.78 x 3.22)



Part brick built and fully double glazed, with a recently installed insulated and newly plastered ceiling added in 2024, large windows to two sides, French doors to patio, glazed door to side passage, dimmable spotlights and double glazed skylight to ceiling, radiator, laminate flooring.

LANDING

Doors to both Bedrooms and Shower Room, ceiling hatch providing access via a built in ladder to the loft, which is part boarded and has light laid in.

BEDROOM ONE 7'10" x 9'10" (2.4 x 3.00)



Fitted open wardrobes to remain, double glazed window to rear, laminate flooring. We understand there are wardrobe doors available to remain if desired, with fittings requiring purchase later.

FITTED WARDROBES



SPACE FOR HOME WORKING



BEDROOM TWO 6'5" (maximum not inc door recess) x 9'10" (maximum)
(1.96 (maximum not inc door recess) x 3.00 (maximum))

SHOWER ROOM



Maximum depth narrows to 1.27. Built in large over stair storage cupboard, double glazed window to front, laminate flooring.

A three piece white suite comprising a low level WC, pedestal wash basin and tiled shower unit with folding glass screen. Double glazed obscured glass window to side, fully tiled walls, tiled floor, extractor fan and radiator.

OUTSIDE



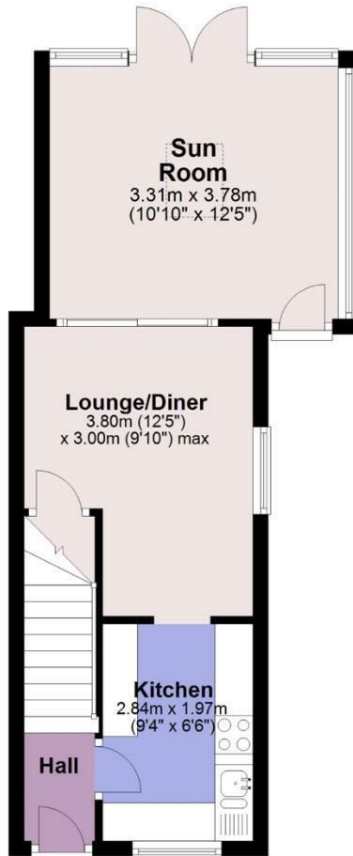
To the front of the property is a wide stepped pathway leading to the entrance door, as well as a driveway, serving parking for two vehicles and access to a small gated side passage/storage space with water tap. At the rear is a good size south-westerly garden, commencing with a spacious patio with steps down leading to remainder of the garden, which is mainly laid to lawn, with mature trees, shrubs and hedging to the borders, and a concealed hardstanding area for useful storage, and with shed which we understand has power laid in. There is also an electrical point and water butt to the patio.

REAR ELEVATION



SHED/STORAGE AREA

Ground Floor



APPROX INTERNAL FLOOR AREA 53 SQ M (570 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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First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(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	

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