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ESTATE AGENTS









4 Milburn Crescent, Chelmsford, CM1 3BZ £340,000

*** PRICED FOR A QUICK SALE *** A three bedroomed terraced family home which has been beautifully refurbished in recent months. NO ONWARD CHAIN, EVERY ROOM NEWLY RENOVATED, NEW KITCHEN APPLIANCES, NEW FLOORING THROUGHOUT, NEW SMART HEATING SYSTEM AND BOILER WITH 5 YEARS WARRANTY, REWIRED, 60FT REAR GARDEN, POTENTIAL TO EXTEND, CATCHMENT AREA FOR GRAMMAR SCHOOLS, WALKING DISTANCE TO CITY CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

01245 266765

LOCALITY INFORMATION

In addition to being positioned close to local amenities. schooling and a shopping parade which has a Coop store. 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 Bond Street quarter.

PORCH

Upvc double glazed sliding door provides access to the porch with a part glazed door to entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor, under stair cupboard.

GOOD SIZE SITTING ROOM 13'2 x 12'7 (4.01m x 3.84m)



Radiator, Upvc double glazed window to front.

STYLISH REFITTED KITCHEN/DINER 19 x 10'2 (5.79m x 3.10m)



A modern room with plenty of worktop space incorporating ample drawers, cupboards and eye level cabinets, integrated appliances include: electric ceramic hob, oven/grill, contemporary extractor hood above and microwave. Tall cupboard housing the Glow Worm gas boiler, further tall cupboard for fridge/freezer usage, space for washing machine and dish washer, tiled flooring, part tiled walls, numerous inset ceiling spot lights, radiator, upvc double glazed windows to rear, upvc double glazed door to rear garden.

DINING AREA



LANDING

Built in storage cupboard.

BEDROOM ONE 11'4 x 10'2 (3.45m x 3.10m)



Radiator, upvc double glazed window to front.

BEDROOM TWO 11'3 x 10 (3.43m x 3.05m)



Radiator, built in cupboard, upvc double glazed window to rear.

BEDROOM THREE 8'2 x 8 (2.49m x 2.44m)



Radiator, upvc double glazed window to front, stairwell to one corner.

REFITTED LUXURY BATHROOM



Recently refurbished with panelled bath, contemporary shower head over and attractive shower screen, vanity wash hand basin with cupboards below, low level wc, heated towel rail, fully tiled walls and tiled flooring, inset ceiling spot lights, two frosted upvc double glazed windows.

OUTSIDE



The walled front garden is completely paved for low maintenance. A shared side passageway provides access through to the rear garden.

LONG REAR GARDEN

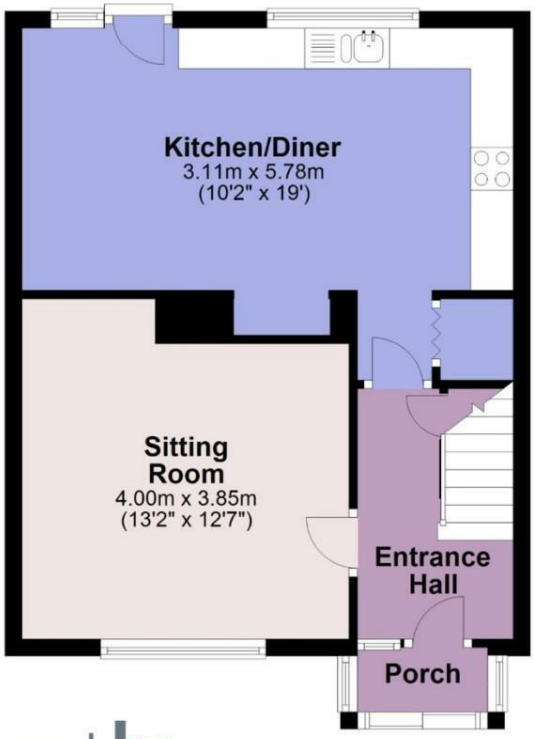


There is a paved patio to the rear elevation enclosed a low brick wall. The remainder is lawned with fenced boundaries.

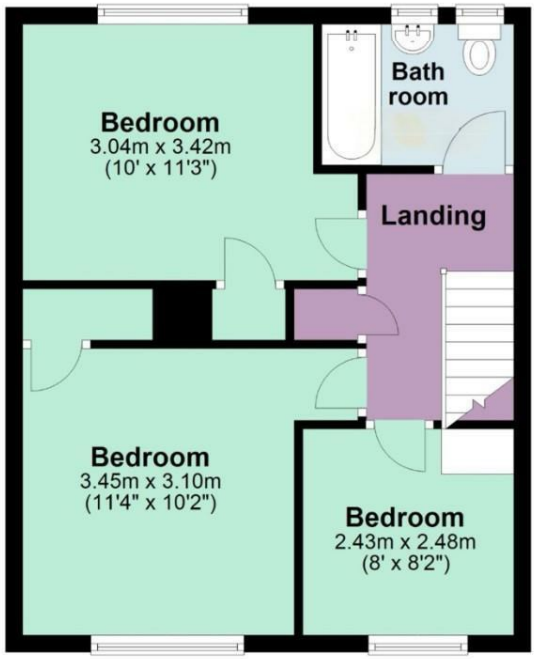
AGENTS NOTE

As is common for this development, we understand this property is built from MK3 Laing Easiform construction and it is advised that any potential buyer checks with their mortgage lender to confirm that they are happy to lend on this type of construction, most are.
Please also note that some of the photographs in this advertisement feature CGI furnishings.

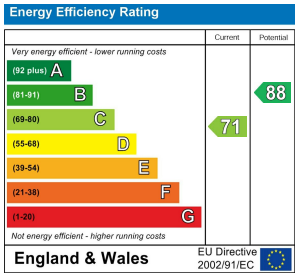
Ground Floor

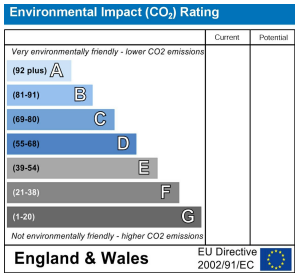


First Floor



APPROX INTERNAL FLOOR AREA 84 SQ M (910 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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