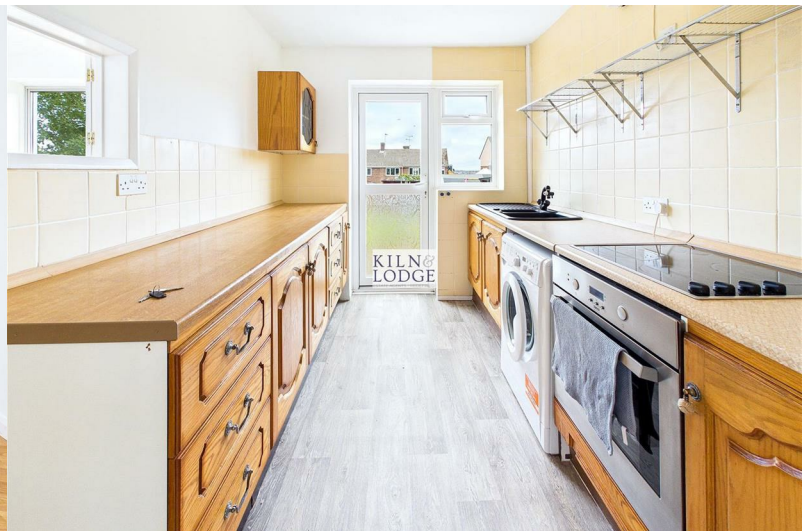




38 Laburnum Drive

Chelmsford, CM2 9NX

Offers in excess of £350,000



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ACCOMMODATION

Hallway

10'10 x 5'7 (3.30m x 1.70m)

Obscure double glazed door to front. Radiator. Under stairs storage cupboard. Laminate flooring. Stairs to first floor.

Kitchen

9'9x7'7 (2.97mx2.31m)

Double glazed window and door to rear. Units to eye and base level. Laminate work surfaces. Electric hob & oven. Stainless steel sink unit with mixer taps and drainer. Washing machine. Laminate flooring.

Lounge/Diner

22'7 x 11'0 (6.88m x 3.35m)

Double glazed windows to front. Double glazed doors to rear. Electric fireplace. Radiators. Laminate flooring.

Landing

9'11 x 3'10 (3.02m x 1.17m)

Stairs to ground floor. Loft access.

Bedroom One

12'8 x 10'4 (3.86m x 3.15m)

Double glazed windows to front. Radiator. Laminate flooring.

Bedroom Two

10'3 x 9'10 (3.12m x 3.00m)

Double glazed window to rear. Radiator. Storage cupboard. Laminate flooring.

Bedroom Three

10'0 x 7'9 (3.05m x 2.36m)

Double glazed window to front. Radiator. Laminate flooring.

Bathroom

5'7 x 5'6 (1.70m x 1.68m)

Obscure double glazed window to rear. Two piece suite comprising Panelled bath and wash hand basin. Radiator. Fully tiled walls. Laminate flooring.

WC

4'5 x 2'10 (1.35m x 0.86m)

Obscure double glazed window to rear. White low level WC Part tiled walls. Laminate flooring.

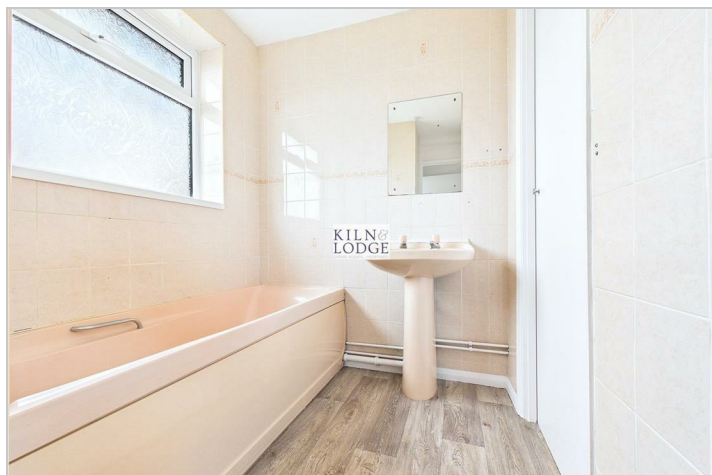
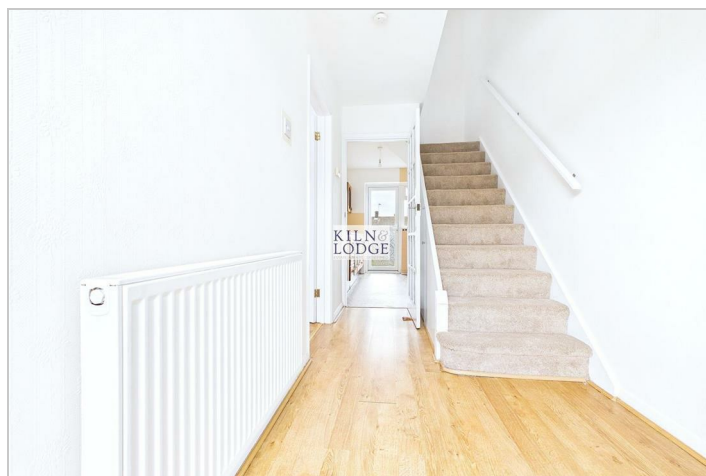
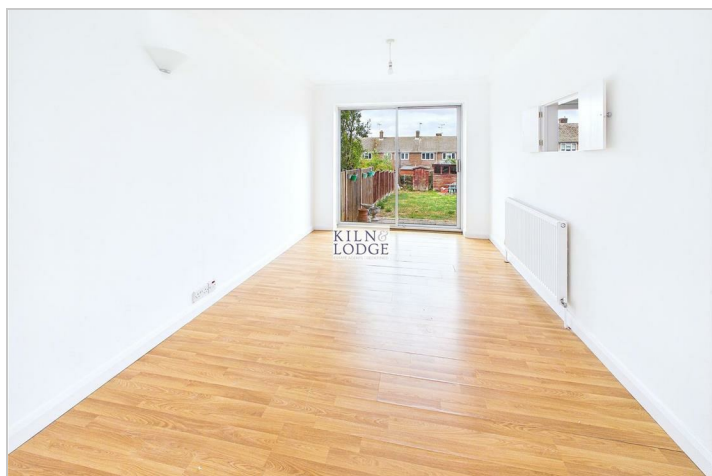
Exterior

Rear Garden

Commencing paved patio area. remainder laid to lawn. Fences to all boundaries .

Driveway

Paved driveway providing parking for two cars. Various plants and shrubs. Access to rear garden.



Road Map



Hybrid Map



Terrain Map



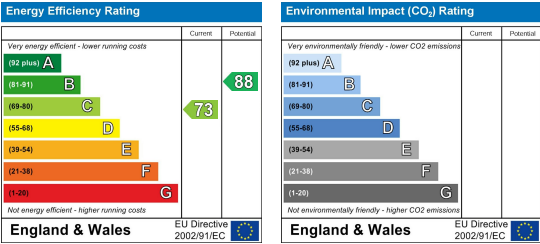
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.