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For Sale

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Albemarle Link, Chelmsford, CM1 6AH

Located on the popular Beaulieu Park development of Chelmsford is this three bedroom terraced home. The property has the added benefits of an en-suite shower room to the master bedroom and good size open plan living to the ground floor with a well-equipped kitchen with integrated appliances. To the rear of the property, there is an enclosed rear garden whilst to the front there is off road parking and a garage.



3 Bedroom(s)



1 Reception(s)



2 Bathroom(s)

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ENTRANCE LOBBY

Doors leading through to

GROUND FLOOR CLOAKROOM

Two piece suite comprising pedestal wash hand basin with mixer taps, twin flush low level w.c, Amtico flooring, double glazed window to side with fitted shutter.

OPEN PLAN LIVING AREA 7.82m (25'8) x 4.01m (13'2) OVERALL MEASUREMENT

KITCHEN AREA

Fitted with a range of white gloss wall and base level units with roll edge black worktops, inset one and a quarter bowl stainless steel sink unit with mixer taps, integrated dishwasher, washing machine, electric oven with gas hob and cooker hood above, splashback upstands, concealed lighting to eye level units, double glazed window to front with fitted shutter, concealed gas boiler.

LOUNGE AREA

Double glazed French doors giving access to rear garden with fitted full height double glazed windows, Amtico flooring, understairs storage cupboard, stairs rising to first floor, smooth ceiling, down lighting, underfloor heating.

FIRST FLOOR LANDING

Airing cupboard, radiator, doors to

BEDROOM ONE 3.25m (10'8) x 2.92m (9'7)

Built in double wardrobe, double glazed window to front, fitted shutter, radiator beneath, door way leading to en-suite shower room.

EN-SUITE SHOWER ROOM

Large walk-in double shower cubicle, low level w.c. with concealed cistern and wall mounted wash hand bin with mixer taps, tiling to walls, chrome towel rail, smooth ceiling, down lighting, air-flow system.

BEDROOM TWO 4.85m (15'11) x 2.82m (9'3)

Dual aspect with double glazed windows to front and rear, both with fitted shutters, loft access, two radiators.

BEDROOM THREE 2.95m (9'8) x 1.91m (6'3)

Double glazed window to rear, fitted shutter, radiator beneath, built in storage cupboard.

BATHROOM

Three piece white suite with panel enclosed bath with mixer tap, shower attachment and glass screen, twin flush low level w.c, wall mounted vanity unit with mixer taps, tiling to walls and to floor, chrome towel rail, air-flow system, double glazed obscure window to rear.

GARDEN

The rear garden commences with a patio area, fencing to all sides, majority laid to lawn, door giving access to garage.

PARKING & GARAGE 4.88m (16') x 2.84m (9'4)

To the front there is off road parking which leads to a garage with an electric up and over door with remote.

AGENTS NOTE

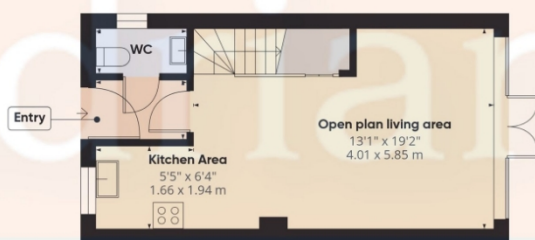
The seller has informed us that there are solar panels for hot water production.

Approximate total area⁽¹⁾
765 ft²
71 m²

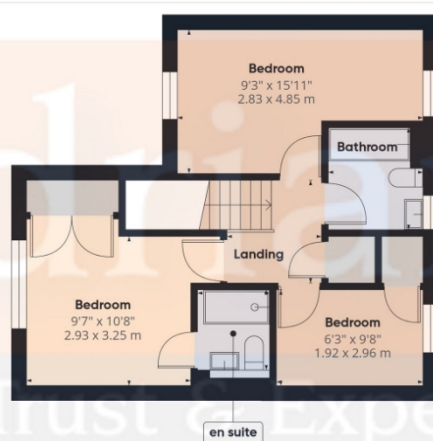
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1



EPC RATING: C
COUNCIL TAX BAND: D
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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