



Rumsey Fields, Chelmsford, CM3 4RH
£325,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

WELL PRESENTED FAMILY HOME IN WALKING DISTANCE TO VILLAGE CENTRE.... This modernised three bedroom terrace property is located in the charming village of Danbury. The property is situated within walking distance to the amenities on offer as well as sought after local schools, and great transport links to nearby secondary school. Internally the property boasts good sized rooms throughout with a generous lounge, open plan kitchen diner, ground floor W.C, whilst to the first floor are three bedrooms and a family bathroom. Externally is a nice size enclosed rear garden, whilst to the front is off road parking. The property could appeal to a wide variety of buyers from first time buyers to downsizers, so we cannot see this being on the market for long, so don't delay and book your appointment today. With a completed chain of sales above what isn't there to like....ENERGY RATING C

FIRST FLOOR

Bedroom One

11'3" x 11'1" (3.45 x 3.38)

Bedroom Two

14'0" x 8'11" (4.29 x 2.73)

Bedroom Three

8'0" x 7'6" (2.46 x 2.30)

Family Bathroom

8'5" x 5'4" (2.57 x 1.63)

Landing

GROUND FLOOR

Entrance Hall

Lounge

14'2" x 10'5" (4.33 x 3.19)

Kitchen Diner

19'9" x 10'9" mx (6.02 x 3.29 mx)

Rear Lobby

Ground Floor W.C

EXTERIOR

Easterly Aspect Rear Garden

Front Garden/Drive

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



