



71 Coval Lane, Chelmsford, CM1 1TG

£450,000

A THREE BEDROOMED SEMI DETACHED HOUSE WITH AN ASKING PRICE OF £450,000. THERE IS AN OPTION TO BUY THE ADJOINING PROPERTY KNOWN AS 73 COVAL LANE AS WELL FOR A COMBINED PRICE OF OFFERS OVER £800,000 - PLEASE CALL LEONARD GRAY ESTATE AGENTS FOR FURTHER INFORMATION OR SEE AGENTS NOTE ON THE NEXT PAGE. The property is within walking distance of the city centre, mainline railway to London and the Kind Edward Grammar Schools and the County High School for Girls.

#### LOCALITY INFORMATION

The property is within walking distance of 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. There are local parks in close proximity known as Central Park and Admirals Park. The picturesque village of Writtle is around a 30 minute walk away.

#### AGENTS NOTE

The current owner of number 71 also owns the property at number 73. Both properties are registered and held on the same title. There is an option to buy both dwellings for offers over £800,000. please call us for further information.

#### FRONT PHOTO FOR 71 AND 73



#### ACCOMMODATION COMPRISES

Solid wood entrance door with half moon window to hall.

#### ENTRANCE HALL

Radiator, sash window, stairs to first floor, doors to sitting room and kitchen/breakfast room.

#### SITTING ROOM



Feature fireplace, two sash windows, feature archway, original picture rails, French doors to rear garden, archway through to the kitchen/breakfast room.

#### FURTHER VIEW



### KITCHEN/BREAKFAST ROOM



Fitted with plenty of worktop space incorporating ample drawers and cupboards below, good range of eye level cabinets and corner display shelving, four ring electric hob with stainless steel extractor hood above, electric oven/grill, tiled flooring, part tiled walls, dual aspect upvc double glazed windows, door to study.

### BREAKFAST AREA



### STUDY/OFFICE

Feature fireplace with gas fire (not tested), sash window, original picture rails.

### LANDING

Access to roof space, stairs to ground floor, doors to bedrooms and bathroom.

### BEDROOM ONE



Feature original Victorian cast iron fireplace, radiator, two sash windows, door to en suite shower room.

### EN SUITE SHOWER ROOM



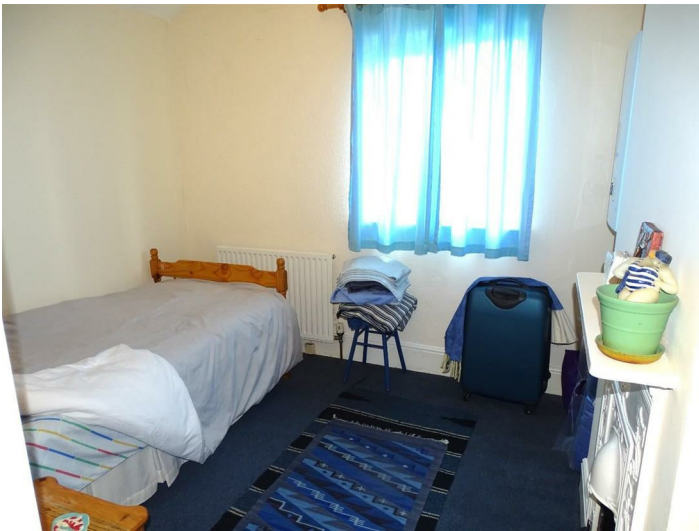
Shower unit, coloured suite with low level wc, pedestal wash hand basin, radiator, fully tiled walls, frosted dual aspect upvc double glazed windows.

## BEDROOM TWO



Radiator, two sash windows, original Victorian cast iron fireplace, built in storage cupboard.

## BEDROOM THREE



Radiator, original Victorian cast iron fireplace, upvc double glazed window to rear, wall mounted Glow Worm gas combination boiler.

## BATHROOM



Coloured suite comprising panelled bath with shower attachment and shower screen door, pedestal wash hand basin, low level wc, radiator, fully tiled walls, small frosted upvc double glazed window to rear.

## FURTHER VIEW



## OUTSIDE

There is driveway parking to the front which is enclosed by a low brick wall. Side gate provides access to the rear garden.

SOUTHERLY FACING REAR GARDEN

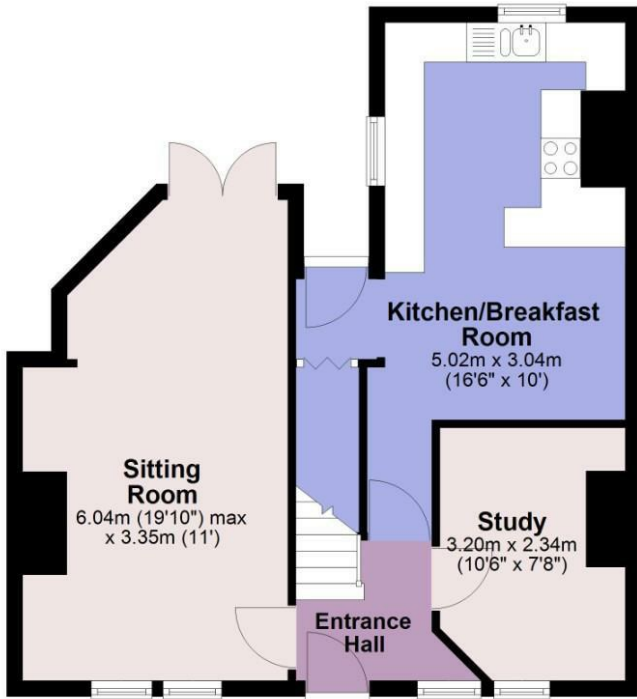


There is a raised decking patio to the rear elevation adjoining the sitting room French doors. The garden is laid to lawn with various shrubs, brick patio and is enclosed by fenced boundaries.

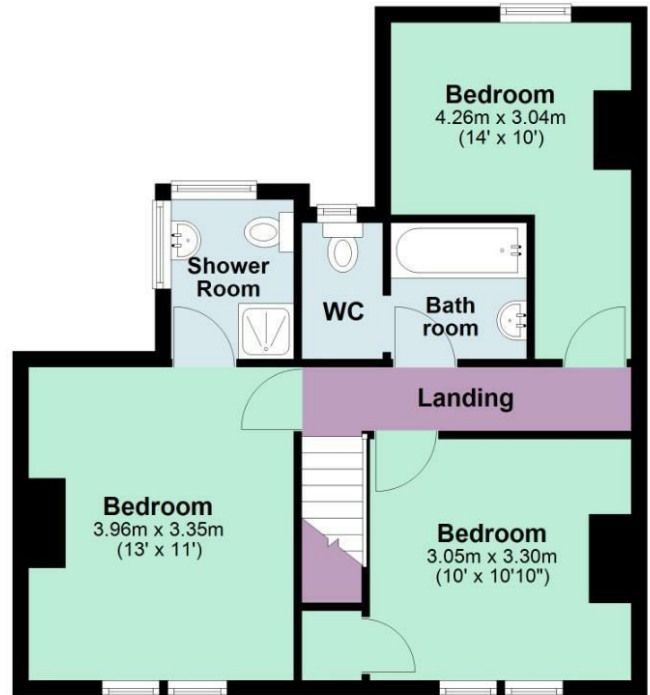
REAR ELEVATION



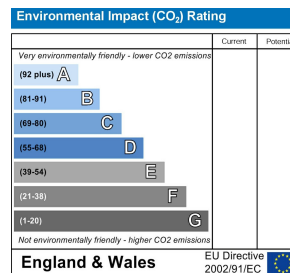
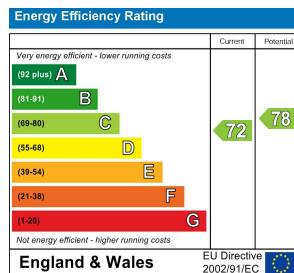
### Ground Floor



### First Floor



Total area: approx. 98.8 sq. metres (1063.1 sq. feet)



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