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Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

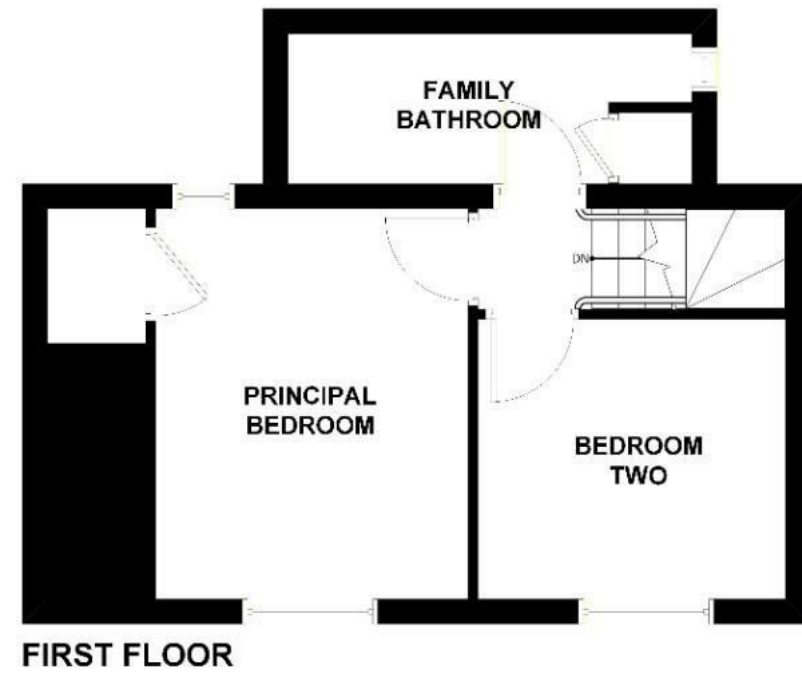
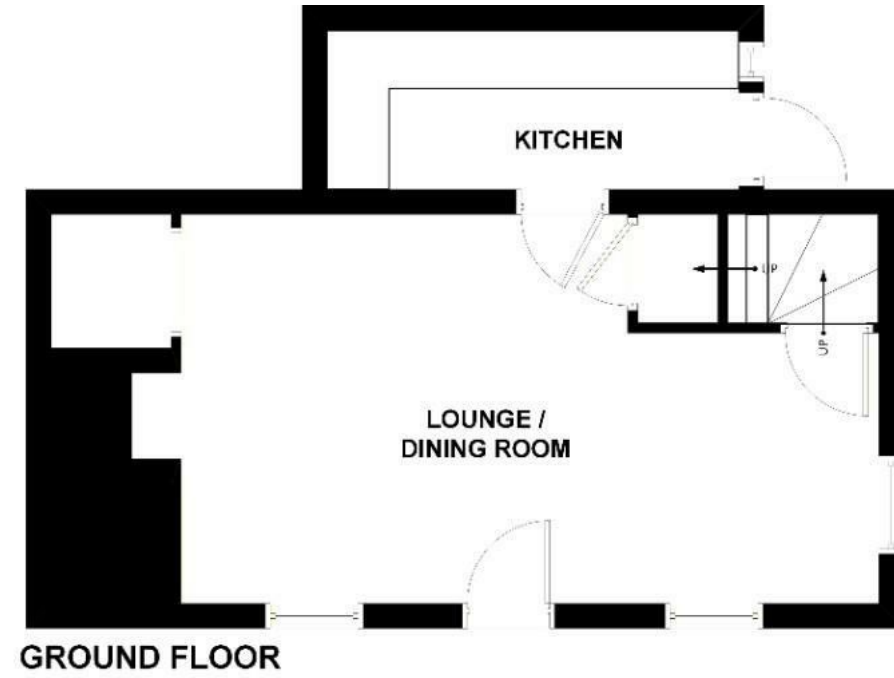
MAIN ROAD, FORD END, CHELMSFORD, ESSEX, CM3 1LL

OFFERS OVER £350,000



**MAIN ROAD
 FORD END
 CHELMSFORD
 ESSEX
 CM3 1LL**

****No Onward Chain*** Situated in the highly sought-after village of Ford End, this charming two double bedroom semi-detached Victorian cottage offers characterful living with the added benefit of driveway parking. The accommodation is arranged over two floors and features a welcoming lounge/dining room with a central fireplace and wood-burning stove, creating a cosy focal point. The property also includes a well-appointed kitchen, two generous double bedrooms, and a family bathroom. Externally, the home benefits from a low-maintenance courtyard garden.*

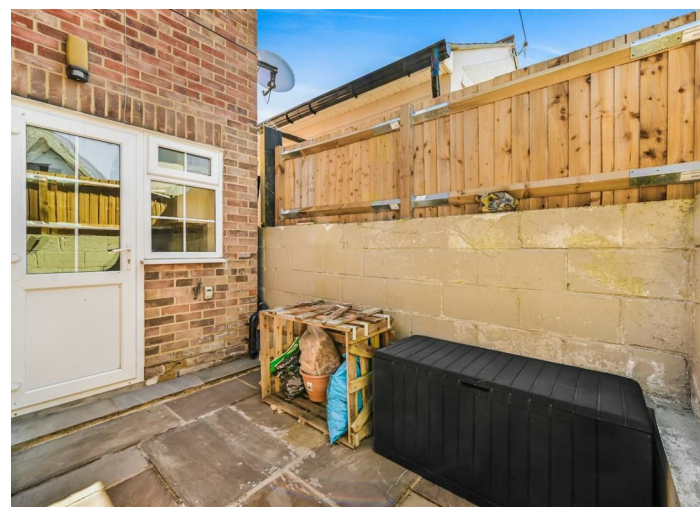
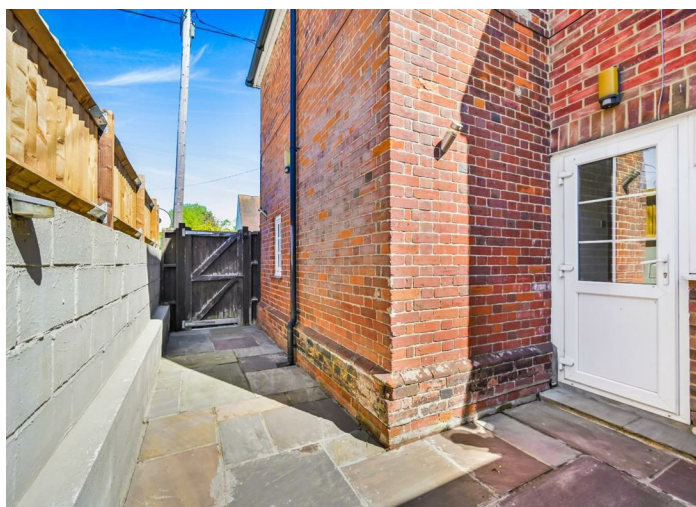


**TOTAL APPROX. FLOOR
 AREA: 750 SQ. FT.**

DANIEL BREWER
 Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



- Two Double Bedroom Semi-Detached Victorian Cottage
- Driveway Parking
- Courtyard Garden
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Immaculate Condition Throughout
- No Onward Chain
- Popular Village Location
- Viewing Advised

Lounge/Dining Room

22'0" x 12'8" (6.72 x 3.88)

Storm Porch with front door leading to:- Double glazed windows to front aspect, feature fireplace with inset wood burning stove, exposed timbers, wall mounted electric heaters, tiled flooring, power points, telephone point, alcove storage area, door to stairs rising to the first floor landing, door to.

Kitchen

13'5" x 4'11" (4.09 x 1.52)

Double glazed window to side aspect, Single door leading to the courtyard garden, base and eye level units with complimentary working surfaces over, 1 1/2 bowl sink with drainer unit, inset oven, induction hob with extractor over, space for washing machine, space for fridge/freezer, inset spotlights, tiled flooring, part tiled walls.

First Floor Landing

Power points, doors to.

Principal Bedroom

12'9" x 11'6" (3.9 x 3.52)

Double glazed windows to multiple aspects, wall mounted electric heater, power points, built-in wardrobe.

Bedroom Two

11'0" x 9'8" (3.36 x 2.95)

Double glazed window to front aspect, wall mounted electric heater, power points.





Bathroom

Double glazed opaque window to side aspect, freestanding claw foot bath with mixer taps & shower attachment, enclosed shower with glass enclosure, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, door to airing cupboard.

Driveway

The property benefits from driveway parking.

Courtyard Garden

To the side of the property is an enclosed sandstone patio garden with a timber gate to the side of the property.

