



67 Lady Lane, Chelmsford, Essex, CM2 0TQ

£499,950 Freehold

Located within the heart of Old Moulsham, we are pleased to bring to the market this three bedroom semi-detached property with the potential to extend (subject to planning permission).

The property benefits from Double Glazed windows throughout, Gas Central Heating, three good size bedrooms, living room, dining room, kitchen and family bathroom. To the rear of the property there is a private enclosed garden, and to the front of the property is a block paved driveway providing off road parking.

The property is located approximately 0.6 miles from Our Lady Immaculate Catholic Primary School, approximately 0.5 miles from Chelmsford College and approximately 1 miles from Chelmsford station.

ENTRANCE HALL

Stairs to first floor, Laminate Flooring, Window to front aspect, doors to:

LOUNGE 12'1" X 12'

Bay window to front aspect, Laminate Flooring, Radiator, Feature Fire, Power points.

DINING ROOM 13'1" X 10'3"

Patior doors to rear, Laminate flooring, Radiator, Power points.

KITCHEN 10'1" X 7'3"

Window to rear aspect, Door to side, wall and base mounted units with work surfaces, stainless inset sink with drainer, space for appliances.

LANDING

BEDROOM ONE 12'1" X 12'

window to front aspect, Radiator, built in storage cupboards, power points.

BEDROOM TWO 13'1" X 10'3"

Window to rear aspect, radiator, power points.

BEDROOM THREE 10'2" X 7'3"

Window to rear aspect, radiator, built in over stair storage cupboard, power points.

FAMILY BATHROOM

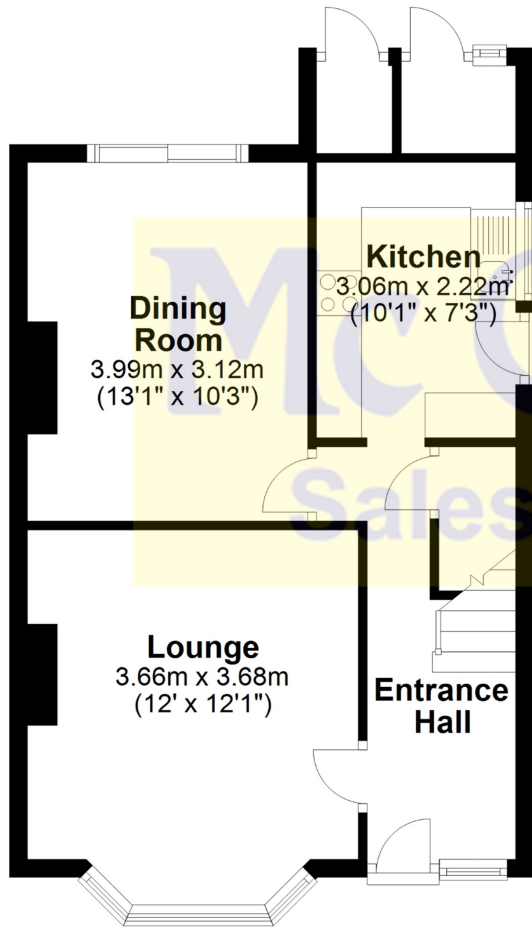
Window to front aspect, Low level WC, Wash hand basin, bath with chrome taps, Tiled walls,

THE OUTSIDE

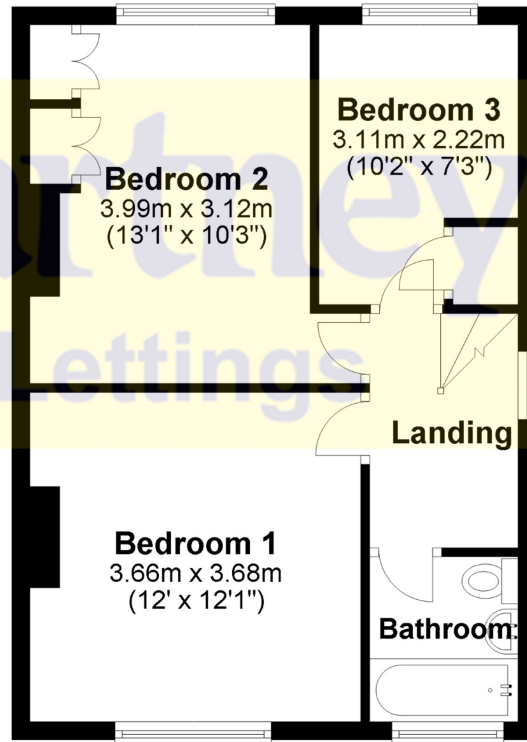
To the front is a Block Paved Driveway with a side access gate leading to the rear garden, which is mainly laid to lawn.

- Potential to Extend (STP)
- Short Walk to City Centre & Mainline Station
- Separate Dining Room
- Driveway Parking

Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
88 SQ M 943 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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