

# Mc Cartney

## Sales & Lettings

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18 Waterhouse Street, Chelmsford, Essex, CM1 2TY  
**£380,000 Freehold**



This well presented 2/3 bedroom period property in immaculate order offers style and character throughout. The property offers separate lounge and dining room with fitted kitchen to the rear

On the first floor you will find two bedrooms with study (which could be used as a third bedroom) and a stunning bathroom suite plus the benefit of a good sized loft room.

Externally - there is off road parking to the rear and a very good sized rear garden to enjoy.

Waterhouse Street is a popular road which is ideally situated close to Central Park, Chelmsford railway station and City centre.

## Property Profile

- Semi detached Period Property
- Lots of Charm & Character
- Separate lounge
- Sought after location
- 2 / 3 bedrooms with loft room
- No onward chain
- Family bathroom
- 80ft rear garden
- Parking to the rear

# ENTRANCE HALL

## PORCH

## LOUNGE

12' 6" x 10' 8" (3.81m x 3.25m)

## DINING ROOM

12' 6" x 11' 1" (3.81m x 3.38m) with storage cupboard.

## KITCHEN

12' 4" x 7' 7" (3.76m x 2.31m)

## LEAN TO

6' 7" x 6' 2" (2.01m x 1.88m)

# FIRST FLOOR

## LANDING

### BEDROOM 1

12' 5" x 10' 9" (3.78m x 3.28m) with storage cupboard.

### BEDROOM 2

11' 3" x 9' 3" (3.43m x 2.82m) with storage cupboard x 2 .

### STUDY / BEDROOM 3

6' 3" x 4' 9" (1.91m x 1.45m)

### FAMILY BATHROOM

# EXTERIOR

## REAR GARDEN

Well maintained, 80 feet , rear access with parking.

## FRONT GARDEN



Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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