



## 98 St Fabians Drive, Chelmsford, Essex, CM1 2PR

- THREE BEDROOM TOWNHOUSE
- MODERNISED TO A VERY HIGH STANDARD
- COMPLETE NEW HEATING AND PLUMBING WITH HIGH PRESSURE SYSTEM
- COMPLETE NEW ELECTRICS/REWIRING
- ENGINEERED OAK FLOORING TO ALL THREE FLOORS
- REFITTED KITCHEN AND SHOWER ROOM
- PAVED DOUBLE DRIVEWAY
- ALL WALLS AND CEILINGS REPLASTERED AND PAINTED
- ALL BEDROOM WALLS INSULATED
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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Having undergone extensive updating and modernisation, is this extremely well presented three bedroom townhouse. The accommodation comprises of a spacious entrance hall, utility room and cloakroom with access to the courtyard garden to the ground floor. The first floor offers a light and airy lounge with access to the refitted kitchen/diner and stairs rising to the 2nd floor which comprises of three bedrooms and a refitted family shower room. The property further benefits from gas central heating, double glazing, a pleasant courtyard rear garden and a driveway that provides off road parking for two vehicles that in turn leads to the single garage. NO ONWARD CHAIN (Council Tax Band - C)

As previously mentioned the property has been completely refurbished throughout to include the following: a complete new heating and plumbing system with a high pressure system, complete new electrics/rewiring offering plenty of power points throughout the accommodation, all ceilings and walls were replastered and painted, all floor boards were replaced by 25mm plywood, oak engineered flooring to all three floors, refitted shower room which has been completely tanked, all bedroom external walls were insulated, all interior doors replaced, all windows have made to measure wooden blinds and the house has a wired smoke alarm system.

The property is located to the West of Chelmsford's city centre approximately one mile from Chelmsford's mainline train station. Chelmsford city offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of open spaces with Admirals Park being within a short walk of the property and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### Spacious Entrance Hall

Double glazed window to front, stairs rising to first floor, understairs storage area, door to utility room

### Utility Room

Fitted with a range of base and wall mounted storage cupboards, stainless steel sink unit, space and plumbing for washing machine, double glazed door and window to rear, door to cloakroom.

### Cloakroom

Obscure double glazed window to rear, low level wc, wash hand basin.

### First Floor Accommodation

#### Lounge

15' 7" x 14' 6" (4.75m x 4.42m)

Double glazed windows to front, spotlights, access to the kitchen/diner, stairs rising to the second floor.

#### Refitted Kitchen/Diner

17' 7" x 8' 1" (5.36m x 2.46m)

Fitted with a range of base and wall mounted storage units, juliet balcony and window to rear, stainless steel sink unit, integrated electric oven and gas hob with extractor over, spotlights, space for fridge/freezer.

### Second Floor Landing

Loft access and doors to:

#### Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m)

Double glazed window to front, spotlights.

#### Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

Double glazed window to rear, spotlights.

#### Bedroom Three

9' 8" x 6' 11" (2.95m x 2.11m)

Double glazed window to front, spotlights.

#### Refitted Shower Room

Large independent shower cubicle, low level wc, vanity wash hand basin, heated towel rail, spotlights, double glazed window to rear.

#### Exterior

To the front of the property there is a driveway that provides off road parking for two vehicles and in turn leads to the single garage with up and over door, power and light connected and also where the wall mounted gas boiler and pressurised system can be found. The courtyard rear garden is landscaped with a variety of trees/shrubs, personal door to the garage and a right of way access across neighbouring properties.

#### Services

All main services are connected.

#### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS  
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

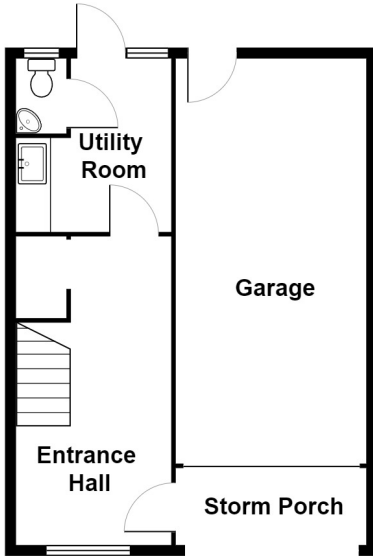
#### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.

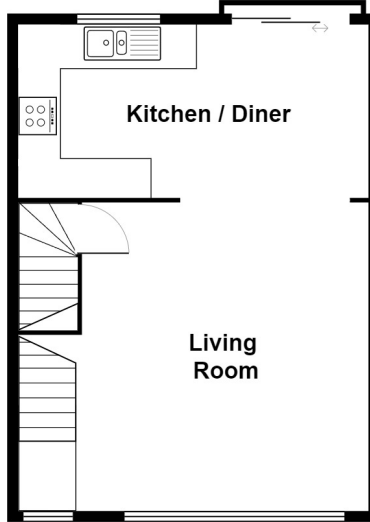


# FLOORPLAN

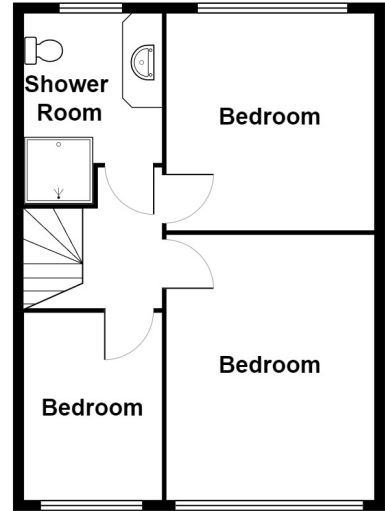
**Ground Floor**  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>



**1st Floor**  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>



**2nd Floor**  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>



Total Area: 121.5 m<sup>2</sup> ... 1308 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

