





Located in the heart of Old Moulsham and within ONLY 1 MILE TO THE CITY CENTRE is this end terraced property boasting TWO DOUBLE BEDROOMS, entrance hall, lounge, separate dining room, 13' fitted kitchen, first-floor bathroom, on-street permit parking, and a 75' REAR GARDEN... Plus NO CHAIN!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	27	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Hamilton Piers of Chelmsford are delighted to offer for sale this end terraced property, located in the heart of the very much sought-after area of Old Moulsham - conveniently situated within walking distance to the City Centre and Mainline Station - ideal for commuters, or as a buy-to-let investment property. Internally the property offers an entrance hall, lounge, spacious dining room, fitted kitchen, TWO DOUBLE BEDROOMS, and bathroom. Externally the property offers ample residents permit parking to the front and side, and the 75' REAR GARDEN. Offered for sale with NO ONWARD CHAIN! Call to view today!!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, door to lounge.

LOUNGE: (12'4" x 12'1")

Two double glazed windows to front, feature fireplace inset to wall, radiator, door to dining room.

DININGROOM: (13'2" x 12'1")

Double glazed window to rear, stairs to first floor, under stairs storage cupboard, feature fireplace inset to wall, radiator, door to kitchen.

KITCHEN: (13'2" x 6'11")

Double glazed window to rear, double glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, radiator, space for washing machine, fridge freezer, door to garden.

FIRST FLOOR:-

LANDING:

Loft access via hatch, doors to all bedrooms and family bathroom.

BEDROOM ONE: (12' x 10'4")

Two double glazed windows to front, storage cupboard, radiator.

BEDROOMTWO:(10'7" x 9'3")

Double glazed window to rear, storage cupboard, radiator.

FAMILYBATHROOM:

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Double glazed window to rear, low-level WC, panel bath with shower attachment over, pedestal hand wash basin, radiator.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn, patio area, shed, gated access to side.

FRONT GARDEN:

To the immediate front of the property is the lawned front garden, enclosed by a low-level picket fence, with pathway to the entrance door.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.