

Pearl Square

Great Baddow, Chelmsford, CM2

Offers in excess of £299,995

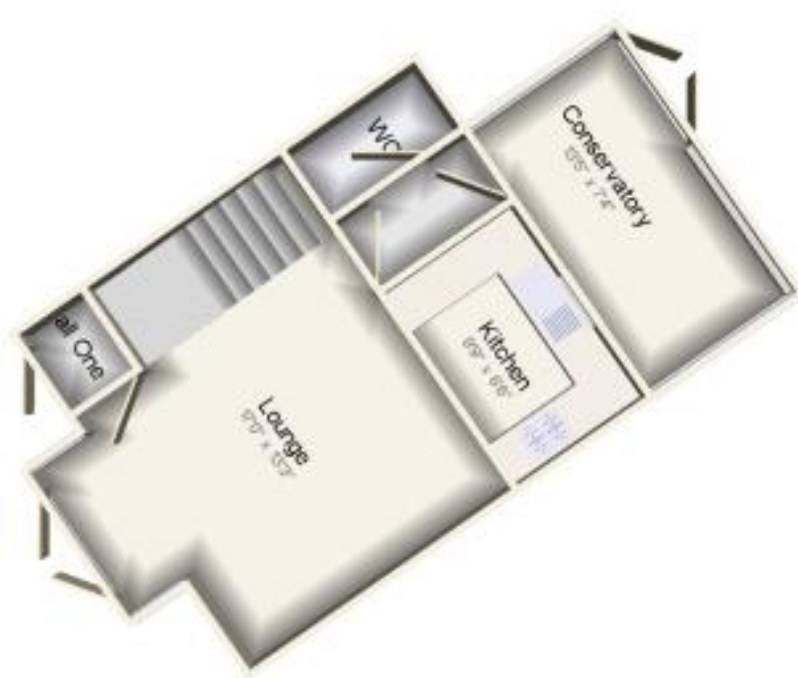


A modern & IMMACULATE end terraced property (built in 2011) with TWO LARGE DOUBLE BEDROOMS and a recently added CONSERVATORY, plus entrance hall & cloakroom, SPACIOUS LOUNGE/DINER & OPEN-PLAN MODERN KITCHEN, modern bathroom, enclosed rear garden, and parking for two cars - viewings are a must!!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
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Ground Floor




1st Floor

Total approx floor area: 835.5 ft² (77.6 m²)
 Ground Floor: 470.0 ft² (43.7 m²)
 1st Floor: 365.6 ft² (34.0 m²)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this modern end-terraced property, built in 2011 (with NHBC remaining), and located on the very popular Clarion Gate Development in Great Baddow. The property is IMMACULATEDLY PRESENTED throughout and has the added bonus of a RECENTLY BUILT CONSERVATORY. Comprising of; entrance hall, SPACIOUS LOUNGE/DINER & OPEN-PLAN MODERN KITCHEN, inner hallway with cloakroom and door to conservatory, plus TWO LARGE DOUBLE BEDROOMS, and modern bathroom (with bath and separate shower cubicle). Externally the property offers private parking for two cars, and a low-maintenance style rear garden.

Call 01245 269 777 today to book your viewing appointment!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, wood-effect flooring, door to lounge diner.

LOUNGE/ DINER: (13' 10" x 12' 2" excl. stairwell)

Double glazed french doors to front (in boxed bay), stairs to first floor, two radiators, wood-effect flooring, under-stairs storage cupboard, open-plan to kitchen, door to inner hallway.

KITCHEN: (9' 10" x 6' 8")

Open-plan for lounge and dining area, double glazed window to rear, fitted with a range of wall and base units, square edge work surfaces with stainless steel sink inset, built-in stainless steel oven, gas hob with stainless steel extractor hood over, integrated fridge freezer, space for washing machine, wood-effect flooring.

INNER HALLWAY:

Door to conservatory and cloakroom, radiator.

CLOAKROOM:

Low-level WC, pedestal wash hand basin, tiled floor, radiator.

CONSERVATORY: (12' 2" x 7' 5")

Double glazed windows to side and rear and aspects, double glazed french doors to rear, radiator.

FIRST FLOOR:-

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LANDING:

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

BEDROOM ONE: (13' into bay x 13' 8" inc. wardrobes)

Double glazed window to front (in boxed bay), built-in storage cupboard, built-in wardrobes to one wall, radiator.

BEDROOMTWO:(10' 6" x 8' 9")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, panelled bath, fully tiled shower cubicle, low-level WC, pedestal wash hand basin, tiled walls, towel radiator.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden with block-paved borders, artificial low-maintenance lawn, some shrub borders, gated rear access.

FRONT GARDEN:

Private parking spaces for two vehicles to the immediate front.

AGENTS NOTES

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

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