





A VERY WELL PRESENTED bungalow, with entrance porch & hallway, lounge, MODERN OAK KITCHEN, shower/wet room, TWO BEDROOMS, driveway parking, detached garage, and 42' REAR GARDEN, offered for sale by Hamilton Piers of Springfield. Located in a very quiet cul-de-sac. NO ONWARD CHAIN - view today!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

COMING SOON... RESERVE YOUR VIEWING SLOT TODAY.... Hamilton Piers of Springfield offer for sale this spacious and VERY WELL PRESENTED bungalow, with entrance porch & hallway, lounge, MODERN OAK KITCHEN, shower/wet room, TWO BEDROOMS, driveway parking, detached garage, and 42' REAR GARDEN. The property is located in a very quiet cul-de-sac, with easy access to local amenities. Offered for sale with NO ONWARD CHAIN.

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

ENTRANCE PORCH:

UPVC sliding door to front, tiled floor, door to main entrance hall.

ENTRANCE HALL:

Double glazed window to front, airing cupboard housing hot water tank, laminate flooring, radiator, door to lounge, kitchen, bedrooms and wet room.

LOUNGE: (14' 9" x 11' 2")

Double glazed sliding patio doors to rear (overlooking the rear garden), radiator.

KITCHEN DINER: (13' 7" x 9' 9")

Double glazed window to rear, double glazed door to rear, range of wall and base units in Oak, rolled edge work surfaces with sink and drainer unit inset, built-in stainless steel oven and four-ring gas hob, integrated fridge, freezer, and washing machine, breakfast bar, tiled floor, radiator.

BEDROOM ONE: (12' 5" x 9' 7")

Double glazed window to front, radiator.

BEDROOM TWO: (9' 10" x 7' max)

Double glazed window to front, built-in wardrobes to one wall, radiator.

SHOWER/ WET ROOM:

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

Obscure double glazed window to rear, wet-room style room with shower to tiled walls, pedestal wash hand basin, low-level WC, radiator.

EXTERIOR:

REAR GARDEN:

The rear garden offers a block-paved patio area, with the remainder being laid to lawn, and measures approximately 42' in depth, with shed to rear, gated side access, and door to garage.

FRONT GARDEN:

To the side of the property is the allocated parking space, with additional parking outside the property. To the immediate side is the garage, in a small private block, with up & over door.

AGENTS NOTES

If you have any further questions regarding this property, please call HAMILTON PIERS CHELMSFORD.

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.