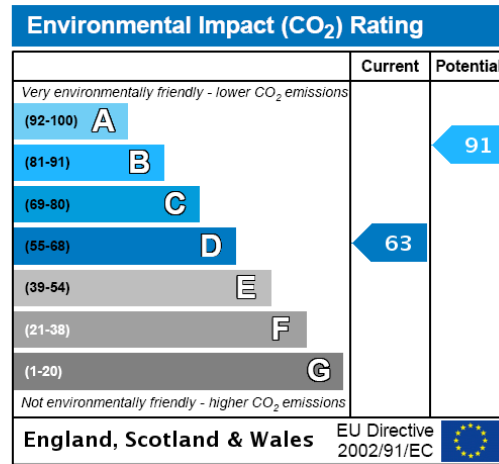
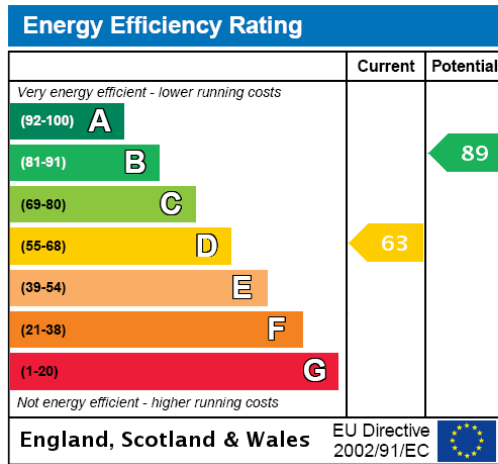




Hamilton Piers offer for sale this semi-detached property, boasting TWO DOUBLE BEDROOMS and a 75' REAR GARDEN, and located within a short walk to the City Centre. With entrance porch, MODERN KITCHEN, lounge, CONSERVATORY, modern bathroom, garage and driveway. Ideal for commuters & first-time buyers!





Hamilton Piers are pleased to offer for sale this well-presented semi detached property, boasting TWO DOUBLE BEDROOMS and a 75' REAR GARDEN, and located within a short walk to the City Centre & Mainline Train Station. With entrance porch, MODERN KITCHEN DINER, lounge, LARGE CONSERVATORY to rear, modern bathroom (recently refitted), garage and driveway parking. Ideal for commuters & first-time buyers.... Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, door to;

LOUNGE: (14' 1" x 12' 10" max)

Double glazed window to front, feature fireplace, stairs to first floor, laminate flooring, radiator, opens to Kitchen Diner.

KITCHEN DINER: (12' 9" x 9' 5")

Double glazed window to rear, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel oven, four-ring gas hob with stainless steel extractor hood above, spaces for washing machine & fridge, laminate flooring, radiator, double glazed door to Conservatory.

CONSERVATORY: (14' 1" x 9' 10")

Windows to side and rear aspect, French doors to side onto patio, laminate flooring, radiator.

FIRST FLOOR:-

LANDING:

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

BEDROOM ONE: (12' 10" > 9' 5" x 10' 2")

Double glazed window to front, laminate flooring, airing cupboard.

BEDROOM TWO: (12' 10" x 6' 10")

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Double glazed window to rear, laminate floor, radiator.

BATHROOM:

Obscure double glazed window to side, modern suite with vanity wash hand basin, low-level w/c, panelled bath with shower over, towel radiator, tiled walls and flooring.

EXTERIOR:-

FRONT GARDEN:

To the immediate side of the property is the Driveway, providing off road parking, and in turn leads to the Garage, with up & over door, power & lighting, and gated side access to one side in to garden.

REAR GARDEN:

The rear garden is approximately 75' in depth, and is mostly un-overlooked/privately screened to the rear. The garden offers a door to the garage, shed, block-paved patio area, and the remainder being laid to lawn with some mature hedge/tree borders.

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.