





Hamilton Piers of Springfield offer for sale this very well presented TWO BEDROOM semi-detached property with a 53' REAR GARDEN, plus entrance hall, lounge, MODERN KITCHEN DINER, refitted bathroom, garage & driveway. Ideally located near to local schools, shops, and easy access to the City Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		84
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

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

LOUNGE: (13'5" x 12')

Double glazed window to front, stairs to first floor, under stairs storage recess, wood effect floor, door to kitchen.

KITCHEN: (12' x 9'9")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, storage cupboard, boiler for warm air heating system, space for washing machine, fridge freezer & cooker.

FIRST FLOOR:-

LANDING:

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

BEDROOM ONE: (12' x 8')

Double glazed window to rear.

BEDROOMTWO:(8'10" x 7'7")

Double glazed window to front, two storage cupboards.

FAMILYBATHROOM:

Double glazed obscure window to side, low-level WC, pedestal hand wash basin, panel bath with shower attachment, wood effect floor.

EXTERIOR:

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

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**REAR GARDEN:**

A 53' rear garden with patio area and the remainder laid to lawn, with shed, door to garage.

**FRONT GARDEN:**

To the immediate front of the property is the lawned front garden, with driveway to the side leading to the garage with up and over door (plus power and lighting connected).

**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.