





A very well-presented terraced home, located in a quiet cul-de-sac location and boasting entrance porch, lounge, **RECENTLY FITTED KITCHEN**, **CONSERVATORY**, two bedrooms, shower room, **DRIVEWAY PARKING** for 1-2 cars, and a **40' REAR GARDEN** with rear access. The property must be viewed to be appreciated!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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		79
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to front, laminate flooring, door to lounge.

LOUNGE: (13' 10" max x 12' 11")

Triple glazed window to front, stairs to first floor with large under-stairs recess, laminate flooring, door to kitchen.

KITCHEN: (12' 11" x 10')

A recently refitted kitchen with a comprehensive range of black high-gloss wall and base units, slate-effect work surfaces with stainless steel sink inset, built-in stainless steel double oven and four-ring gas hob; with extractor hood over, built-in appliances to remain (inc. Beko fridge freezer & Beko washing machine), boiler for gas-fired warm air heating system, tiled floor, courtesy double glazed window to rear, opens to conservatory.

CONSERVATORY/ DINER: (10' 6" x 9' 8")

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

FIRST FLOOR:-

LANDING:

Loft access via hatch, doors to bedrooms and shower room.

BEDROOM ONE: (12' 5" x 9' 8")

Triple glazed window to front, large recess with hanging space, airing cupboard housing hot water tank.

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BEDROOMTWO:(9' 11" x 6')
Triple glazed window to rear.

SHOWER ROOM:

Obscure triple glazed window to rear, double fully tiled shower cubicle, *was previously a bathroom so shower cubicle could be removed to reinstate a bath if desired, pedestal wash hand basin, low-level WC, tiled walls.

EXTERIOR:

REAR GARDEN:

A 40' rear garden with initial stone patio area and gate to artificial lawned area, with small storage shed and decked patio area to rear, plus gated rear access.

FRONT GARDEN:

To the immediate front of the property is the driveway/parking area providing off-road parking for 1-2 cars.

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.