

Brook End Road South

Chancellor Park, Chelmsford, CM2

£274,995

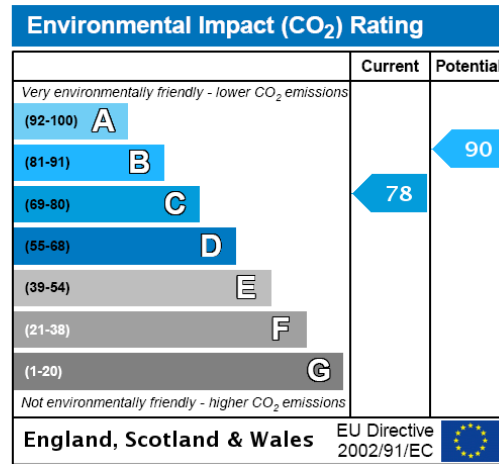
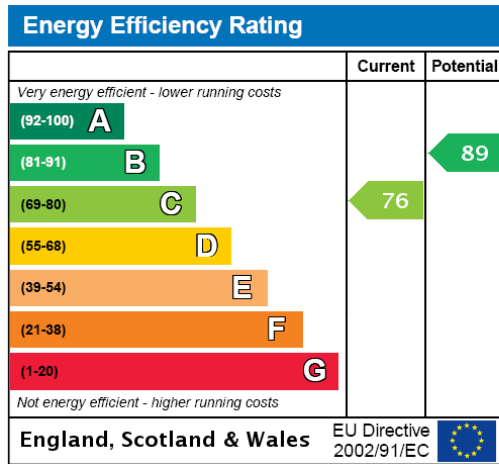


OPEN HOUSE - SATURDAY 12th MARCH - 1:00 to 2:00pm Hamilton Piers offer for sale this modern property on Chancellor Park - with entrance hall & cloakroom, IMPRESSIVE 17' LOUNGE & OPEN-PLAN MODERN KITCHEN, two bedrooms, EN SUITE to master, bathroom, plus private parking and 45' REAR GARDEN.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
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Hamilton Piers of Chelmsford are pleased to offer for sale this modern property, located on the very popular Chancellor Park development - offering easy access to local shops, supermarkets, schools, and the City Centre. An IDEAL FIRST-TIME PURCHASE or buy-to-let investment!

With entrance hall & cloakroom, IMPRESSIVE LOUNGE with MODERN OPEN-PLAN KITCHEN, two good-sized bedrooms with EN SUITE to master, and modern bathroom. Externally the property boasts private parking and a low maintenance 45' REAR GARDEN. Viewings via an OPEN HOUSE EVENT on Saturday 12th March 13:00-14:00 - Call today to reserve your viewing slot!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, double glazed window to front, stairs to first floor, storage cupboard, doors to downstairs cloakroom & lounge.

CLOAK ROOM:

Low-level WC, wall mounted hand wash basin, radiator, wood effect floor.

LOUNGE: (17'3" < x 10'11")

Double glazed windows to rear, double glazed door to rear, two radiators, open plan to kitchen.

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

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven, stainless steel hob with extractor hood over, integrated fridge freezer, integrated microwave, space for washing machine.

FIRST FLOOR:-

LANDING:

Airing cupboard, doors to all bedrooms & bathroom.

BEDROOM ONE: (13'10" < x 10'5")

Double glazed window to rear, loft access via hatch, radiator, door to en suite.

EN SUITE:

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Obscure double glazed window to front, fully tiled shower cubicle, low-level WC, wall mounted hand wash basin, tiled walls, wood effect floor.

BEDROOMTWO:(8'4" x 7'8")

Double glazed window to rear, radiator.

FAMILYBATHROOM:

Obscure double glazed window to front, low-level WC, wall mounted hand wash basin, panel bath with shower over, radiator, wood effect floor, towel radiator.

EXTERIOR:

REAR GARDEN:

Block paved rear garden measuring 45', rear access via gate to allocated parking space.

FRONT GARDEN:

Mainly laid to lawn with steps leading to front door.

AGENTS NOTES

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

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.