





PRICED TO SELL is this freehold mid-terraced property within walking distance to the City Centre. With TWO BEDROOMS, entrance hall, lounge, fitted kitchen, bathroom, enclosed rear garden, and parking space/s. IDEAL AS A BUY-TO-LET or as a FIRST-TIME BUY! Call 01245 269 777 for immediate viewings!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(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		88
(69-80) C		
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GUIDE PRICE £260,000 - £270,000

Hamilton Piers of Chelmsford are pleased to offer for sale this freehold mid-terraced property with NO ONWARD CHAIN, located within walking distance to the City Centre & Chelmsford's mainline station. With TWO BEDROOMS, entrance hall, lounge/diner, fitted kitchen, bathroom, enclosed rear garden, and parking space for 1-2 cars. The property has been competitively priced, making it an IDEAL BUY-TO-LET or FIRST-TIME BUY! Call Hamilton Piers of Chelmsford to view immediately on 01245 269 777.

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, wood effect floor, radiator, doors to kitchen and lounge.

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

Double glazed window to rear, double glazed french doors to rear, wood effect floor, under stairs storage cupboard, radiator.

KITCHEN: (10'3 x 5'10")

Double glazed window to front, range off wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven with gas hob and extractor hood over, radiator, wood effect floor, space for washing machine and dishwasher.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch to partly boarded loft, doors to all bedrooms and family bathroom.

BEDROOM ONE: (12'2" x 11'2")

Double glazed window to rear, built in double wardrobe, radiator.

BEDROOMTWO:(9'10" x 5'7")

Double glazed window to rear, radiator.

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FAMILYBATHROOM:

Double glazed obscure window to rear, panelled bath with shower over, low-level WC, vanity wash hand basin, partly tiled walls, wood effect floor, radiator.

EXTERIOR:

REAR GARDEN:

Block paved patio area with the remainder laid to lawn, gated rear access leading to residents car park with allocated parking.

AGENTS NOTES

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.