

Church Avenue

Broomfield, Chelmsford, CM1

£259,995



Hamilton Piers are pleased to offer for sale this terraced property that offers TWO DOUBLE BEDROOMS, spacious lounge, 16' MODERN KITCHEN DINER, 14' conservatory, MODERN BATHROOM, driveway parking for two cars, and enclosed rear garden. Ideally located within a short walk to Broomfield Hospital.



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

GROUND FLOOR:-

LOUNGE: (15'11" x 11'5")

Entrance door to front, double glazed window to front, stairs to first floor, under stairs storage cupboard, wood effect flooring, feature fire place with gas fire inset, radiator, door to kitchen diner.

KITCHEN/ DINER: (15'11" x 9'8")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven, electric hob (with extractor over) & dishwasher, radiator, door to conservatory.

CONSERVATORY: (14'5" x 9'6")

Glazed windows to side and rear, door to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (12'10" x 8'11")

Double glazed window to front, built in storage cupboard, radiator.

BEDROOMTWO:(10' x 9'8")

Double glazed window to rear, storage cupboard, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, panel "P" shaped bath with shower over, low-level WC, wall mounted hand wash basin, tiled floor & walls.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a patio area, remainder laid to lawn, storage shed.

FRONT GARDEN:

To the front of the property is a double length shingle driveway providing off-road parking for two cars.

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.