





Hamilton Piers are pleased to offer for sale this well presented **THREE BEDROOM** staggered terraced home, boasting a 45' REAR GARDEN and GARAGE to rear, with entranc hall, 17' lounge, MODERN KITCHEN DINER, family bathroom with four-piece suite, and parking to the front. Ideal for first-time buyers!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(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	78	79
(55-68) D		
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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, wood-effect flooring, door to lounge.

LOUNGE: (17' 10" x 10' 6" < 13' 9")

Double glazed window to front, radiator, door to kitchen diner.

KITCHEN DINER: (13' 9" x 10' 3" > 8' 8")

Double glazed window to rear, double glazed door to rear, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel double oven, four-ring gas hob and stainless steel extractor hood, spaces for washing machine, fridge freezer and dishwasher, storage cupboard, tiled floor.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Access via hatch to loft (housing recently installed combi boiler), doors to all bedrooms and bathroom.

BEDROOM ONE: (13' 9" x 8' 11" inc. wardrobes)

Two double glazed windows to rear, built-in sliding mirror wardrobes to one wall, radiator.

BEDROOMTWO:(10' 2" x 6' 7")

Double glazed to front, radiator.

BEDROOMTHREE: (7' 7" x 6' 9" plus door recess)

Double glazed window to front, over-stairs storage cupboard, wood-effect flooring, radiator.

FAMILYBATHROOM:

Refitted with a white four-piece suite to include; panelled corner bath with shower attachment, fully-tiled shower

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cubicle, vanity wash hand basin, low-level WC, chrome towel radiator, tiled walls, wood-effect flooring.

EXTERIOR:

REAR GARDEN:

Measuring 45' in depth, plus area to side of garage with timber shed, mainly laid to lawn with decked patio area and door to garage.

The garage has up and over door, power and lighting connected, and storage space in the eaves.

FRONT GARDEN:

To the immediate front of the property is the small lawned garden area with residents parking opposite.

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.