



Hamilton Piers of Springfield are pleased to offer for sale this THREE BEDROOM staggered terraced home, boasting a 45' REAR GARDEN, large 22' lounge/diner, GARAGE to side, entrance porch & hall, MODERN KITCHEN, family bathroom, and driveway to front. OPEN HOUSE - SATURDAY 18TH JULY - 1:00PM - 2:00PM



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

**GROUND FLOOR:-**

**ENTRANCE PORCH:**

UPVC entrance door to side aspect, double glazed window to side, radiator, door to entrance hall.

**ENTRANCE HALL:**

Stairs to first floor, radiator, door to lounge.

**LOUNGE/DINER: (22' 1" x 12' 7" > 7' 2")**

Double glazed window to front, double glazed sliding patio doors to rear overlooking the garden, under-stairs storage cupboard, two radiators, door to kitchen.

**KITCHEN: (8' 4" x 7' 11")**

Double glazed window to rear, modern fitted kitchen with a range of wall and base units in Oak effect, rolled edge work surfaces with stainless steel sink and drainer unit inset, integrated fridge freezer, space for washing machine and dishwasher, built-in Indesit stainless-steel double oven, with hob and stainless steel extractor hood over, tiled floor.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Airing cupboard, doors to all bedrooms and bathroom.

**BEDROOM ONE: (11' 10" x 8' 9")**

Double glazed window to front, loft access via hatch, radiator.

**BEDROOM TWO: (10' 2" x 8' 9")**

Two double glazed windows to rear, radiator.

**BEDROOM THREE: (6' 9" x 6' 8")**

Double glazed window to front, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, refitted white suite with panelled bath with shower over, low-level WC, wall-mounted hand basin, tiled walls, chrome towel radiator.

**EXTERIOR:**

**REAR GARDEN:**

**TORQUAY ROAD | SPRINGFIELD | CM1 6NF**  
Tel: 01245 269 777  
E-mail: [phil@hamiltonpiers.co.uk](mailto:phil@hamiltonpiers.co.uk)

Mainly laid to lawn, with decked patio areas to front and rear, some shrub/plant borders, gated rear access.

**FRONT GARDEN:**

To the front of the property is a small driveway, providing off road parking for one vehicle. To the side of the property is access to the garage block, with a single garage (with up and over door).

**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.