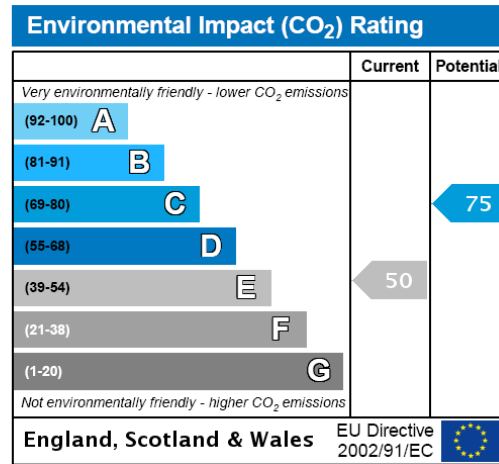
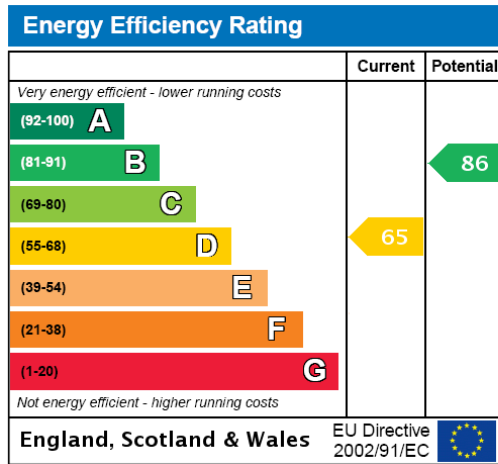




Hamilton Piers offer for sale this **THREE BEDROOM** end-terraced property, located on a **CORNER PLOT** within only 1 mile to the City Centre, and walking distance to the Grammar Schools. With 22' **LOUNGE/DINER**, modern kitchen, parking for 2-3 cars, and 40' x 32' **UNOVERLOOKED REAR GARDEN**. No Onward Chain.





Hamilton Piers offer for sale this end-terraced property, located within only 1 mile to the City Centre, and walking distance to the Grammar Schools. With 22' LOUNGE/DINER, modern kitchen, THREE BEDROOMS, and family bathroom, and externally boasting a CORNER PLOT, with shingled front/side garden, parking for 2-3 cars, and 40' x 32' UNOVERLOOKED REAR GARDEN with room/potential to extend (STPP). No Onward Chain.

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

GROUND FLOOR:-

LOUNGE/DINER: (22' 3" x 14' 10" > 8' 10")

A large L-shaped lounge diner with uPVC entrance door to front, double glazed boxed bay window to front, laminate flooring, two storage heaters, double glazed sliding patio doors to rear overlooking the garden, archway to kitchen from dining area.

KITCHEN: (9' 3" x 5' 11")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel oven, with electric hob above and stainless steel extractor hood over, spaces for washing machine, dishwasher, fridge and freezer, laminate flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Access to part-boarded loft via hatch, doors to all bedrooms and bathroom.

BEDROOM ONE: (112' 11" max x 8' 8")

Two double glazed windows to front, storage heater.

BEDROOMTWO:(9' 8" x 7' 8")

Double glazed window to rear, storage heater.

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BEDROOMTHREE: (7' 2" x 6' 9")

Double glazed window to rear, storage heater.

FAMILYBATHROOM:

Obscure double glazed window to front, panelled bath with shower over, vanity wash hand basin, low-level WC, part tiled walls.

EXTERIOR:

REAR GARDEN:

The rear garden is un-overlooked and well-screened to the rear boundary and measures 40' x 32' > 16'. It is mainly laid to lawn, with a block paved patio area, and gated side access to the parking area.

FRONT GARDEN:

The front garden is made up of a shingle area, with private parking area adjacent.

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.