





EXTENDED to the front and rear with THREE LARGE DOUBLE BEDROOMS, plus an IMPRESSIVE 27' LOUNGE and GARAGE to rear , offered for sale by Hamilton Piers of Springfield. With entrance porch/STUDY, kitchen, spacious bathroom & additional WC, driveway parking, and a low-maintenance garden. NO CHAIN!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	89
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	90
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Springfield offer for sale this spacious staggered-terraced property that has been thoughtfully EXTENDED to the front & rear, boasting THREE LARGE DOUBLE BEDROOMS, entrance porch/STUDY, 13' fitted kitchen, 27' LOUNGE/DINER, spacious family bathroom & additional WC, driveway parking for two cars to rear and DETACHED GARAGE, and a low-maintenance rear garden.

The property is located within the catchment area to popular local schooling, and easy access to local shops and amenities, as well as Chelmsford's City Centre (only a 2 mile walk away via the Bunny Walks). Offered for sale with NO ONWARD CHAIN - view today!!

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

GROUND FLOOR:-

ENTRANCE PORCH/ STUDY: (8' x 7' 2")

Entrance door to front, double glazed window to side, cloaks cupboard, space for desk, parquet flooring, radiator, door to entrance hall.

ENTRANCE HALL:

Stairs to first floor, door to lounge/diner.

LOUNGE/ DINER: (27' 8" x 14' 9" > 9' 5")

An impressive sized lounge with double glazed window to front, double glazed door to rear with windows to both sides, under-stairs storage cupboard, two radiators, doors to kitchen.

KITCHEN: (13' 5" x 7' 10")

Double glazed window to rear, range of wall and base level units, rolled edge work surfaces with stainless steel sink inset, spaces for cooker, washing machine, fridge and freezer, gas boiler to wall, radiator.

FIRST FLOOR:-

LANDING:

Access via hatch to loft, airing cupboard, doors to all bedrooms, bathroom and additional WC.

BEDROOM ONE: (11' 6" x 9' 7")

Double glazed window to front, range of built-in bedroom furniture, radiator.

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BEDROOMTWO:(9' 10" x 9' 7" plus door recess)

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

BEDROOMTHREE: (16' x 7' 11" max)

An impressive sized third bedroom with double glazed window to front and side aspects, built-in wardrobes to one wall, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, refitted white suite with panelled bath with shower attachment, low-level WC, pedestal wash hand basin, chrome towel radiator, part-tiled walls.

ADDITIONAL WC:

Low-level WC.

EXTERIOR:

REAR GARDEN:

The rear garden has been block-paved to create a low-maintenance style rear garden, with gated rear access to private driveway parking for two cars to the rear, door to garage.

The garage has up and over door, with power & lighting connected.

FRONT GARDEN:

To the immediate front of the property is the spacious lawned front garden, with additional 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.