

# Blacklock

Chelmer Village, Chelmsford, CM2

£289,995



An ABSOLUTELY IMMACULATE staggered terraced home with NO CHAIN. With entrance hall, spacious lounge, NEWLY FITTED KITCHEN DINER, three bedrooms, NEWLY FITTED BATHROOM (with bath & wet-room style shower!), driveway, GARAGE TO REAR, well-presented garden, and NEW DOUBLE GLAZING & CENTRAL HEATING!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF  
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Hamilton Piers, Chelmer Village's Local Specialists, are pleased to offer for sale this ABSOLUTELY IMMACULATE staggered terraced home that has been modernised throughout - with entrance hall, spacious lounge, NEWLY FITTED KITCHEN DINER, three bedrooms, NEWLY FITTED BATHROOM (with bath and wet-room style shower!), driveway, GARAGE TO REAR, well-presented rear garden, and NEW DOUBLE GLAZING & CENTRAL HEATING! For sale with NO ONWARD CHAIN. Viewings are a must!

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to front (recently installed), stairs to first floor, wood-effect flooring, storage cupboard, radiator, door to lounge.

**LOUNGE: (16' 1" x 10' 6" < 13' 8")**

Double glazed window to front, wood-effect flooring, radiator, door to kitchen diner.

**KITCHEN DINER: (13' 8" x 10' 2")**

Double glazed window to rear, double glazed door to rear, recently fitted kitchen with a modern range of wall and base units, rolled edge work surfaces with sink inset, built-in oven, four-ring gas hob with stainless steel extractor hood over, integrated fridge freezer, washing machine & dishwasher, storage cupboard, wood-effect flooring.

**FIRST FLOOR:-**

**LANDING:**

Loft access via hatch, radiator, doors to all bedrooms and bathroom.

**BEDROOM ONE: (13' 9" x 8' 11")**

Two double glazed windows to rear, radiator.

**BEDROOM TWO: (10' 2" x 6' 10")**

Double glazed window to front, radiator.

**BEDROOM THREE: (7' 7" x 6' 7" plus door recess)**

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

**FAMILY BATHROOM:**

Recently fitted modern bathroom with a walk-in wetroom style shower area, panelled bath, pedestal wash hand basin, low-level WC, chrome towel radiator, tiled floor, part tiled walls.

**EXTERIOR:**

**REAR GARDEN:**

A well-presented rear garden with decked patio area and the remainder laid to lawn, with door to garage, and further garden/storage area to side of garage.

**FRONT GARDEN:**

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Driveway Parking for two cars, GARAGE accessed to rear (with up and over door, power and lighting connected).

#### AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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.