

Waveney Drive

Old Springfield, Chelmsford, CM1

£349,995





A deceptively spacious & EXTENDED property within walking distance to the City Centre and set on a CORNER PLOT. With entrance hall & cloakroom, IMPRESSIVE-SIZED 25' LOUNGE, 18' conservatory, SPACIOUS 16' KITCHEN & 12' utility room, THREE GOOD-SIZED BEDROOMS, bathroom, parking, and GARAGE TO REAR.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(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		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

COMING SOON

Hamilton Piers of Springfield are pleased to offer for sale this spacious end-terraced property that has been EXTENDED to the side and now offers further potential to extend over to create a FOURTH BEDROOM, subject to planning permission.

The property is ideally located - WITHIN WALKING DISTANCE TO THE CITY CENTRE & mainline train station (along the Bunny Walks/River Chelmer), and a short walk to local shops and popular schools.

Internally the property comprises of; entrance hall & cloakroom, IMPRESSIVE-SIZED 25' LOUNGE with dining area, SPACIOUS KITCHEN BREAKFAST ROOM & UTILITY ROOM, uPVC conservatory measuring 18' long, THREE GENEROUSLY SIZED BEDROOMS, and family bathroom.

Externally the property is far set back from the main drag of Waveney Drive on a corner plot, with driveway parking for two cars (kerb to front would ideally need to be dropped), further on-street parking for residents, GARAGE TO REAR, and an established rear garden.

Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, under stairs storage cupboard, doors to lounge, utility room & cloakroom.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, pedestal hand wash basin, part tiled walls, towel radiator.

LOUNGE: (25'8" x 12' max)

Double glazed window to front, feature fire place with gas fire inset, two radiators, door to kitchen breakfast room & conservatory.

KITCHEN BREAKFAST ROOM: (16'9" x 8'9")

Double glazed windows to rear & side, range of wall & base units, rolled edge work surfaces with stainless steel sink inset, built in double oven & gas hob, space for dishwasher, fridge & freezer, door to conservatory.

CONSERVATORY: (18'5" x 9'8" max)

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Double glazed windows to rear & side, three doors to garden.

UTILITY ROOM: (12'10" x 8'11")

Double glazed window to rear, range of wall & base units, storage cupboard, door to conservatory.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Airing cupboard, loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (12'10" x 10'10")

Double glazed window to front, built in wardrobes, radiator.

BEDROOMTWO:(10'9" x 9'9")

Double glazed window to rear, storage cupboard housing boiler, radiator.

BEDROOMTHREE: (9'11" x 7'8")

Double glazed window to rear, storage cupboard, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, low-level WC, panel bath with shower over, tiled walls, radiator.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with established plant & shrub borders, shed, gated rear access to garage block housing single garage with up & over door.

FRONT GARDEN:

Block paved frontage with additional parking available on street, gated side access, Garage to rear.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers.

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.