



Hamilton Piers of Springfield offer this rarely available SEMI-DETACHED property, boasting THREE BEDROOMS, entrance porch, 22' LOUNGE/DINER, fitted kitchen & bathroom, driveway, and enclosed garden. Some cosmetic work required (reflected in price).  
OPEN HOUSE - SATURDAY 28TH MARCH - 1:00PM - 2:00PM



CALL TODAY TO BOOK YOUR OPEN-HOUSE VIEWING for Saturday 28th March, from 1pm to 2pm....  
Hamilton Piers of Springfield offer for sale a rarely available SEMI-DETACHED property, boasting THREE BEDROOMS, entrance porch, 22' LOUNGE/DINER, fitted kitchen & bathroom, driveway parking, and enclosed rear garden. The property does require some cosmetic attention, which has been reflected in the price. Book your viewing today!

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

**GROUND FLOOR:-**

**ENTRANCE PORCH:**

Entrance door to front, window to side, door to lounge.

**LOUNGE/DINER: (22' 3" x 15' 7" > 7' 4")**

A spacious L-shaped room with double glazed windows to front and rear, double glazed sliding patio doors to rear overlooking the rear garden, stairs to first floor with under-stairs storage cupboard, laminate flooring, radiator, door to kitchen.

**KITCHEN: (8' 1" x 7' 11")**

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, spaces for cooker, washing machine and dishwasher.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Double glazed window to front, loft access via hatch, airing cupboard, doors to all bedrooms and family bathroom.

**BEDROOM ONE: (11' 10" x 9' 5" max)**

Two double glazed windows to rear, radiator.

**BEDROOM TWO: (10' 2" x 8' 7")**

Two double windows to rear, radiator.

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

Double glazed window to front, laminate flooring, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to front, panelled bath, low-level WC, pedestal wash hand basin, chrome towel radiator.

**EXTERIOR:**

**REAR GARDEN:**

The rear garden is mainly laid to lawn, with block paved patio area, shed, and gated rear access.

**FRONT GARDEN:**

To the front of the property is the double driveway, providing off-road parking for two cars.

**AGENTS NOTES**

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford (The Springfield Specialist).

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.