





A well-presented EXTENDED semi-detached property, boasting an IMPRESSIVE 25' LOUNGE, study/play room, 16' KITCHEN & UTILITY ROOM, entrance porch and hallway, THREE GOOD-SIZED BEDROOMS, modern bathroom, garage & driveway, and a 48' LANDSCAPED REAR GARDEN. Plus within WALKING DISTANCE TO CITY CENTRE!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	85
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	84
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this well-presented and EXTENDED semi-detached property within walking distance to the City Centre & Station, and boasting an IMPRESSIVE 25' LOUNGE with recently installed log burner, study/play room, 16' MODERN KITCHEN & UTILITY ROOM, entrance porch and hallway, THREE GOOD-SIZED BEDROOMS (inc. the 13'5" master bedroom!), modern family bathroom, garage & driveway, and a 48' LANDSCAPED REAR GARDEN.

The property also offers EXCELLENT POTENTIAL TO EXTEND over the garage to create a fourth bedroom (STPP).

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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to front, tiled floor, door to entrance hall.

ENTRANCE HALL:

Obscure double glazed window to side, stairs to first floor, under-stairs storage cupboard, parquet flooring, radiator, door to kitchen and lounge.

LOUNGE: (25' 1" x 12' 3" > 10' 1")

A very impressive sized room with double glazed window to front, log burner, parquet flooring, two radiators, open plan to study/play area.

STUDY/PLAY AREA: (8' 8" x 7' 10")

Double glazed tri-fold doors to rear overlooking the garden, parquet flooring, radiator, fully open-plan to lounge so could be used or sectioned off to create an enclosed study, play room or dining room.

KITCHEN: (16' 3" x 8' 1" \*excluding utility area)

Full-width double glazed french doors to rear overlooking the garden, modern fitted kitchen with a range of wall and base level units, rolled edge work surfaces with sink and drainer unit inset, built-in stainless steel double oven, plus five-ring gas hob with stainless steel extractor hood above, integrated dishwasher, space for American style fridge freezer, tiled floor, semi open-plan to utility room/area.

UTILITY ROOM: (8' 6" x 5' 7")

Double glazed french doors to rear, solid wood work surface with butler sink inset and space underneath for washing machine, double door to garage.

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**FIRST FLOOR:-**

**LANDING:**

A light landing with two obscure double glazed windows to side, loft access via hatch, radiator, doors to all bedrooms and bathroom.

**BEDROOM ONE: (13' 6" x 10' 11")**

Double glazed window to front, built-in wardrobe, radiator.

**BEDROOM TWO: (10' 8" x 9' 1")**

Double glazed window to rear, built-in wardrobe, airing cupboard housing hot water cylinder, radiator.

**BEDROOM THREE: (8' 11" max x 7' 6")**

Double glazed window to front, over-stairs boxed shelving, radiator.

**FAMILY BATHROOM:**

Dual-aspect bathroom with obscure double glazed window to side and rear, modern white suite with low-level WC, pedestal wash hand basin, panelled bath with shower over, towel radiator, part-tiled walls.

**EXTERIOR:**

**REAR GARDEN:**

Measuring 48' in length is the recently landscaped rear garden with slate paved patio area, lawned area with raised sleeper shrub borders, and stoned patio area to rear.

**FRONT GARDEN:**

To the front of the property is the driveway, providing off-road parking for 3 cars, and access to the garage, with roller door, power & lighting, and POTENTIAL TO EXTEND above (subject to planning permission) to add a fourth bedroom.

**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.