

Wear Drive

Springfield, Chelmsford, CM1

£344,995





An EXTENDED and spacious three bedroom property boasting an IMPRESSIVE 24' LOUNGE DINER plus STUDY AREA, entrance hall & cloakroom, 20' KITCHEN, family bathroom, GOOD-SIZED BEDROOMS, driveway parking, GARAGE to rear, and enclosed garden. Located within WALKING DISTANCE TO STATION, and catchment for popular schools.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF  
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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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Hamilton Piers of Springfield are pleased to offer for sale this EXTENDED and spacious three bedroom end-terraced property boasting an IMPRESSIVE 32' LOUNGE DINER plus STUDY AREA to rear, entrance hall & cloakroom, 20' KITCHEN BREAKFAST ROOM, family bathroom, GOOD-SIZED BEDROOMS, driveway parking, GARAGE to rear, and enclosed rear garden. The property is conveniently located within WALKING DISTANCE TO STATION & City Centre (along the bunny walks/river), and within the catchment area for very popular local schools.

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

GROUND FLOOR:-

ENTRANCEPORCH:

Entrance door to front, double glazed windows to side, door to entrance hall.

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, doors to cloakroom, lounge and kitchen.

CLOAK ROOM:

Low-level WC, wall mounted hand wash basin, part tiled walls, tiled floor.

LOUNGE/DINER: (24'6" x <11')

Double glazed window to front, feature fire place with gas fire inset, radiator, open plan to study area.

STUDYAREA: (6'7" x 11')

Double glazed french doors to rear, door to kitchen.

KITCHEN: (20'4" x 8'8")

Double glazed french doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, under stair storage cupboard, radiator, space for range cooker with stainless steel extractor hood over, fridge freezer, washing machine.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch, doors to all bedroom

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s and family bathroom.

**BEDROOM ONE:** (12'9" x 11'5")

Double glazed window to front, built in wardrobes to one wall with over-head storage cupboards, radiator.

**BEDROOMTWO:**(10'9" x 12'9")

Double glazed window to rear, built in wardrobe, radiator,

**BEDROOMTHREE:** (9'8" x 8'3")

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

Double glazed obscure window to rear, panel "P" shaped bath with shower over, low-level WC, pedestal hand wash basin, tiled walls and floor.

**EXTERIOR:**

**REAR GARDEN:**

Mainly laid to lawn this 35' rear garden offers a patio area, feature fish pond, shed and door to garage. The garage is accessed via a road directly to the side of the property and offers with up and over door and power & lighting connected.

**FRONT GARDEN:**

Block paved driveway offering off road parking for two cars.

**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.