

# Totnes Walk

Old Springfield, Chelmsford, CM1

£330,000



Hamilton Piers of Springfield offer for sale this **THREE BEDROOM** semi-detached property in need of modernisation - with **THREE BEDROOMS** and a **45' PRIVATE REAR GARDEN**, entrance hall, **22' LOUNGE DINER**, kitchen, family bathroom, **DETACHED GARAGE** and ample driveway parking. For sale with **NO ONWARD CHAIN!**



TORQUAY ROAD | SPRINGFIELD | CM1 6NF  
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Hamilton Piers of Springfield offer for sale this THREE BEDROOM semi-detached property in need of modernisation - with THREE BEDROOMS and a 45' PRIVATE REAR GARDEN, entrance hall, 22' LOUNGE DINER, kitchen, family bathroom, DETACHED GARAGE and ample driveway parking. For sale with NO ONWARD CHAIN! Further benefits include recently fitted uPVC double glazing throughout and gas central heating.

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to front, stairs to first floor, under-stairs storage cupboard, radiator, doors to kitchen and lounge diner.

**LOUNGE DINER: (22' x 10' 10")**

Double glazed window to front, double glazed sliding patio doors to rear, gas fireplace, radiator.

**KITCHEN: (11' 10" x 7' 4")**

Double glazed window to rear, door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink, space for washing machine, fridge freezer and cooker, radiator.

**FIRST FLOOR:-**

**LANDING:**

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

**BEDROOM ONE: (11' 2" x 10' 11")**

Double glazed window to front, radiator.

**BEDROOM TWO: (10' 7" x 9' 7")**

Double glazed window to rear, radiator.

**BEDROOM THREE: (8' 4" x 7' 6")**

Double glazed window to rear, storage cupboard housing Vaillant gas central heating boiler, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low-level WC, part-tiled walls, radiator.

**EXTERIOR:**

**REAR GARDEN:**

45' Rear garden with block paved patio area, mainly laid to lawn, mostly un-overlooked to rear, opens to driveway with access to garage.

**FRONT GARDEN:**

Lawned front garden, driveway extending to side of property allowing access to garage (via up and over door).

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#### AGENTS NOTES

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

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