





An ABSOLUTELY IMMACULATE and fully renovated property located within ONLY 1.4 MILES TO THE CITY CENTRE. Boasting an entrance hall & cloakroom, lounge, IMPRESSIVE 16' STYLISH KITCHEN DINER, conservatory, modern bathroom, THREE GOOD-SIZED BEDROOMS, driveway parking and an IMMACULATE REAR GARDEN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	49
(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		
(55-68) D		
(39-54) E	40	43
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are pleased to offer for sale this ABSOLUTELY IMMACULATE semi-detached property that has been thoughtfully renovated throughout to a high standard, and located within ONLY 1.4 MILES TO THE CITY CENTRE, mainline train station, and Chelmsford's Grammar Schools. This immaculate property offers: entrance hall & cloakroom, lounge, IMPRESSIVE 16'6" KITCHEN DINER, added conservatory (overlooking the garden), THREE GOOD-SIZED BEDROOMS, and a modern family bathroom. Externally the property offers driveway parking, and a very well-presented rear garden.

Further benefits include; under-floor heating to some of the rooms, uPVC double glazing, and gas central heating. Viewings are highly recommended - call 01245 269 777 to book your viewing appointment!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to side, stairs to first floor, tiled floor with under-floor heating, radiator, doors to cloakroom, lounge and kitchen diner.

CLOAK ROOM:

Obscure double glazed window to side, modern refitted suite with low-level WC, wall-mounted wash hand basin, tiled floor, radiator.

LOUNGE: (13' 7" x 10' 1")

Double glazed window to front, feature tiled wall with fireplace inset, radiator.

KITCHEN DINER: (16' 6" x 12' 5")

An impressive-sized and stylish kitchen diner with double glazed window to rear, range of modern wall and base units, square edge worktops with sink unit inset and breakfast bar, integrated appliances that include washing machine, fridge freezer, dishwasher, microwave & built-under double oven with hob over and contemporary extractor canopy over, tiled floor with under-floor heating, radiator, sliding patio doors to rear into conservatory.

CONSERVATORY: (7' 5" x 7' 2")

Double glazed windows to side and rear aspects, door to rear, radiator.

FIRST FLOOR:-

LANDING:

Access to mostly-boarded loft via hatch, doors to all bedrooms and family bathroom.

BEDROOM ONE: (13' 6" x 10' 2")

A spacious master suite with double glazed window to front, built-in wardrobes, radiator.

BEDROOMTWO:(9' 8" x 9' 5")

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

BEDROOMTHREE: (9' 5" x 7')

Double glazed window to rear, radiator.

FAMILYBATHROOM:

Obscure double glazed window to side, modern suite with a panelled bath with shower over, low-level WC, wall-mounted hand basin, chrome towel radiator, tiled to walls and floor, shaving point, under-floor heating.

EXTERIOR:

REAR GARDEN:

A well-presented rear garden with block-paved patio area, lawned area, shrub/flower border, further patio area to rear - ideal for summer BBQs! Gated side access to the front/driveway.

FRONT GARDEN:

Brick-paved driveway with private off-road parking for two cars. Gated access to garden.

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.