





With PLANNING PERMISSION for double-storey side & rear extensions is this semi detached property with THREE GOOD-SIZED BEDROOMS and a 70' REAR GARDEN, plus entrance hall & cloakroom, lounge, dining room, MODERN KITCHEN, 14' conservatory, refitted bathroom & wc, DETACHED GARAGE & ample parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	51	
(39-54) E		
(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		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

OPEN HOUSE SATURDAY 2ND JULY 1-2PM!

Hamilton Piers of Chelmsford are ecstatic to offer for sale this SPACIOUS semi-detached property, located on the highly desirable "Avenues" and within a short walk to the City Centre, Mainline Station, and Grammar Schools. The property boasts current PLANNING PERMISSION GRANTED to extend the property to the side and the rear, which in turn would vastly increase the ground and first floor's accommodation.

The property comprises of: entrance hall & cloakroom, lounge, separate dining room, MODERN FITTED KITCHEN, and a 14' conservatory (overlooking the rear garden).

To the first floor the property offers THREE GOOD-SIZED BEDROOMS, and the refitted family bathroom and separate WC.

Externally the property boasts driveway parking for four cars, and double gates to the side accessing the DETACHED GARAGE and 70' REAR GARDEN.

Viewings are extremely highly recommended!!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, double glazed window to front, stairs to first floor, under stairs storage cupboard, wood effect flooring, radiator, doors to lounge, kitchen, cloakroom & dining room.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, vanity hand wash basin, radiator, wood effect flooring, part tiled walls.

LOUNGE: (14' x 11'11")

Double glazed window to front, radiator.

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

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, wood effect flooring, space for fridge freezer, washing machine & cooker (with extractor over), door to conservatory.

DINING ROOM: (11'4" x 10'5")

Patio doors to conservatory, wood effect flooring, radiator.

CONSERVATORY: (14'10" x 6'3")

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Double glazed windows to side and rear aspects, wood effect flooring, door to garden.

FIRST FLOOR:-

LANDING:

Double glazed window to side, loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (14'1" x 11'10")

Double glazed window to front, radiator.

BEDROOMTWO:(11'4" x 10'4")

Double glazed window to rear, radiator.

BEDROOMTHREE: (7'10" x 7'9")

Double glazed window to rear, radiator.

FAMILYBATHROOM:

Obscure double glazed window to front, panel 'P' shaped bath with shower over, low-level WC, Vanity hand wash basin, chrome towel radiator, tiled walls.

EXTERIOR:

REAR GARDEN:

A 70' rear garden with block paved patio to the immediate rear with remainder laid to lawn, shed, gated side access.

FRONT GARDEN:

Brick paved/ shingle driveway providing off-road parking for four cars, gated side access to garage with up and over door.

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.