

Belgrave Close

Great Baddow, Chelmsford, CM2


£359,995




An EXTENDED and spacious semi-detached property boasting THREE GOOD-SIZED BEDROOMS and STUDY/ FAMILY ROOM, plus entrance hall, IMPRESSIVE 21' LOUNGE, 18' kitchen, shower room, ample driveway parking, DETACHED GARAGE/workshop, and private rear garden. Some cosmetic works required. VIEW TODAY!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: phil@hamiltonpiers.co.uk

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	84
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are pleased to offer for sale this EXTENDED and spacious semi-detached property that boasts THREE GOOD-SIZED BEDROOMS and STUDY/ FAMILY ROOM, plus entrance hall, IMPRESSIVE 21' LOUNGE with dining area, 18' kitchen, and a refitted shower room (previously a bathroom).

Externally the property offers ample driveway parking that extends to the side of the property, a DETACHED GARAGE/workshop, and an enclosed rear garden.

Some cosmetic works are required throughout, making this an ideal property to extend further and/or put your own stamp on. There is also the option to partition off the family room/study to cost-effectively create BEDROOM FOUR*.

The property is ideally located within easy access to both the City Centre and the Mainline Train Station, and a short walk to local shops and schools.

VIEW TODAY!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, obscure windows to front and side, door to entrance hall.

ENTRANCE HALL:

Double glazed window to side, stairs to first floor, storage recess under-stairs, wood-effect flooring, doors to kitchen and lounge diner, open-plan to family room/study.

STUDY/ FAMILY ROOM: (11'2" x 10' 8")

Double glazed window to front, feature fireplace with gas fire inset, radiator, wood-effect flooring, ideal as family/play room or study area - could be used as a ground-floor bedroom (BEDROOM FOUR) if a partition wall is erected*.

LOUNGE: (21' 4" x 10' 11" max)

An impressive sized room with dining area to the rear, feature brick fireplace, radiator, wood-effect flooring, opens to dining area.

DINING AREA:

Double glazed french doors to rear, radiator, wood-effect flooring.

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KITCHEN: (18' 10" x 6' 4")

Double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, fridge freezer, tumble dryer and cooker, wood-effect flooring, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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

BEDROOM ONE: (12' 1" x 10' 2")

Double glazed window to front, wardobes/storage recess to one wall, radiator.

BEDROOMTWO:(11' 6" x 10' 2")

Double glazed window to rear, radiator.

BEDROOMTHREE: (7' 1" x 6' 4")

Double glazed window to front, radiator.

FAMILYSHOWER ROOM:

Obscure double glazed window to rear, fully tiled shower cubicle, low-level WC, pedestal wash hand basin, airing cupboard, towel radiator, *was previously a bathroom and housed a bath tub, rather than a shower cubicle.

EXTERIOR:

REAR GARDEN:

Decked patio area to the immediate rear of the property, with the remainder being laid to lawn, and opens to the driveway to the side - offering access to the garage/workshop and front of the property.

FRONT GARDEN:

Driveway parking which extends to the side of the property and offers access to the garage/workshop via double doors.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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.