



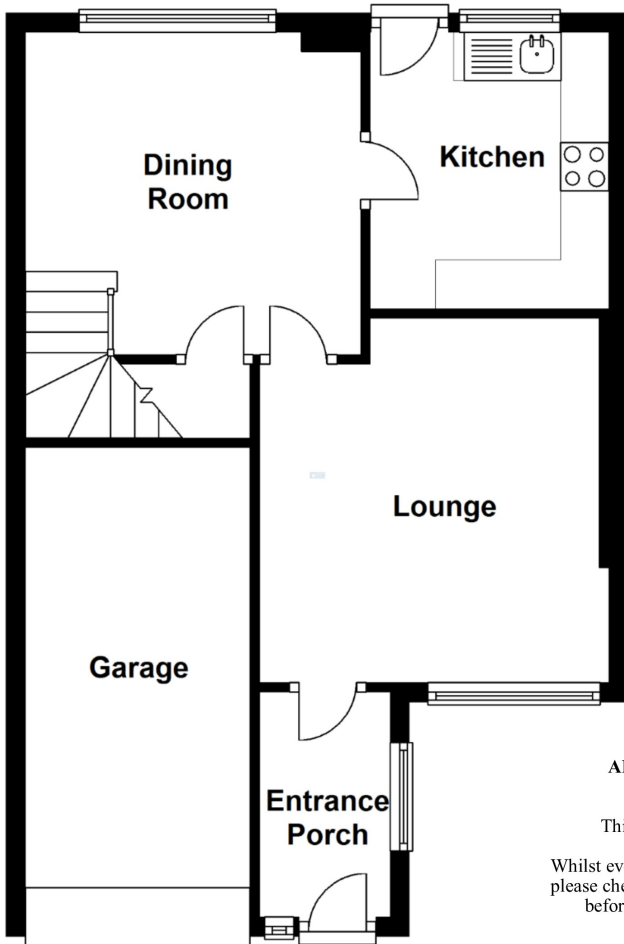
Hamilton Piers of Springfield offer this very well-presented **THREE BEDROOM** family home with **NO ONWARD CHAIN**, and within catchment for Perryfields and Boswells School. With entrance porch, lounge, dining room, **MODERN KITCHEN & BATHROOM**, good-sized bedrooms, plus **GARAGE**, driveway and **47' REAR GARDEN**.



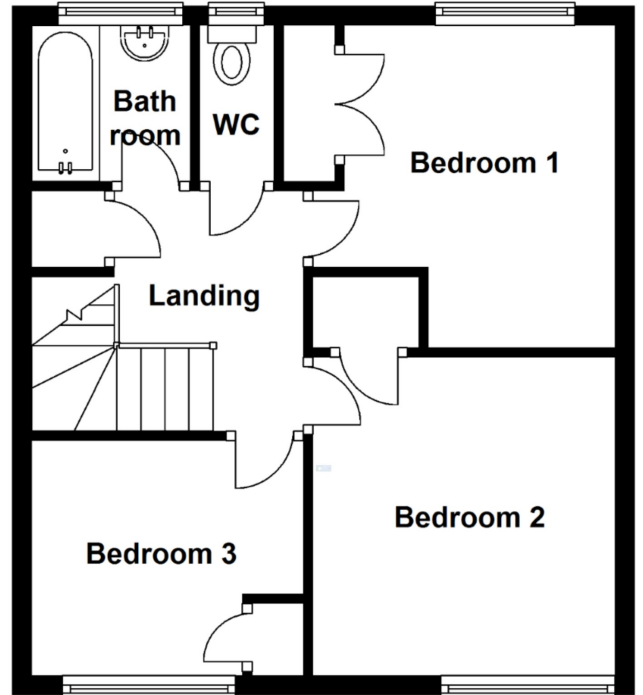
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EPCS & PROPERTY PRESENTATION

## Ground Floor




## First Floor




APPROX INTERNAL FLOOR AREA  
90 SQ M 970 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes & compass bearings  
before making any decisions reliant upon them.  
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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.

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			
		71	88
England, Scotland & Wales		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	87
England, Scotland & Wales		EU Directive 2002/91/EC	

Hamilton Piers of Springfield offer for sale this very well-presented THREE BEDROOM family home, located on the sought-after Uplands Development, within catchment for Perryfields and Boswells School. With entrance porch, lounge, dining room, MODERN KITCHEN, good-sized bedrooms, MODERN BATHROOM and separate WC, plus GARAGE, driveway and 47' REAR GARDEN. Offered for sale with NO ONWARD CHAIN.

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

**GROUND FLOOR:-**

**ENTRANCE PORCH:**

UPVC entrance door to front, obscure double glazed window to side, wood-effect flooring, radiator, door to lounge.

**LOUNGE: (12' 4" x 11' 5")**

Double glazed window to front, radiator, door to dining room.

**DINING ROOM: (11' 5" x 11' 3")**

Double glazed window to rear, stairs to first floor, under-stairs storage cupboard, radiator, parquet flooring, door to kitchen.

**KITCHEN: (9' 6" x 8' 1")**

Double glazed window to rear, double glazed door to rear, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel double oven, four-ring gas hob and stainless steel extractor hood, Vaillant gas boiler to wall.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Loft access via hatch, airing cupboard, doors to all bedrooms, bathroom and WC.

**BEDROOM ONE: (11' 2" max x 9' 2")**

Double glazed window to rear, built-in double wardrobe, radiator, wood-effect flooring.

**BEDROOM TWO: (10' 11" x 10' 4")**

**TORQUAY ROAD | SPRINGFIELD | CM1 6NF**

Tel: 01245 269 777

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

**BEDROOMTHREE:** (9' 4" x 8' 2" max)

Double glazed window to front, built-in wardrobe/cupboard, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to rear, modern suite with panelled bath with shower over, pedestal wash hand basin, towel radiator, part-tiled walls, wood-effect flooring.

**SEPARATE W/C:**

Obscure double glazed window to rear, low-level WC, wood-effect flooring.

**EXTERIOR:**

**REAR GARDEN:**

Measuring 47' in depth, with block paved patio areas to front and rear, mainly laid to lawn, shed to rear.

**FRONT GARDEN:**

To the front of the property is the lawned front garden, with driveway adjacent, and access via up and over door to the garage (with power & lighting connected).

**AGENTS NOTES**

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

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