



Hamilton Piers are pleased to offer for sale this well-presented **THREE BEDROOM** terraced property, overlooking a pleasant greensward to the front, with entrance porch, spacious lounge, **KITCHEN DINER**, family bathroom, front & rear gardens, and **GARAGE & parking** to the rear. View Today!!



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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to front, double glazed window to front and side, built-in cupboard, door to lounge.

LOUNGE: (15' 2" x 13' 10")

Double glazed window to front, contemporary firelace to wall, stairs to first floor, radiator, door to kitchen diner.

KITCHEN DINER: (15' 3" x 12' 9")

Two double glazed windows to rear, double glazed door to rear, fitted with a range of matching wall and base units, rolled edge work surfaces with sink unit inset, built-in stainless steel oven and four-ring gas hob, spaces for washing machine, fridge freezer and slim-line dishwasher, under-stairs storage cupboard, tiled floor, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Airing cupboard housing new Vaillant gas boiler, loft access via hatch, doors to all bedrooms and bathroom.

BEDROOM ONE: (14' 5" x 8' 11")

Double glazed window to front, radiator.

BEDROOM TWO: (12' 8" x 7' 2" max)

Double glazed window to rear, built-in wardrobe and over-head storage cupboards.

BEDROOM THREE: (11' 6" x 6')

Double glazed window to front, built-in wardrobe and over-head cupboards, over-stairs cupboard, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath with shower attachment to taps and shower over, vanity wash hand basin, low-level WC, tiled walls, radiator.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn, with concrete patio area, door to garage, and gated rear access to the garage and parking area. Garage with up and over door, and power and lighting connected.

FRONT GARDEN:

Lawned front garden, semi enclosed by mature hedging and overlooking the greensward to front.



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.