



Hamilton Piers offer for sale this absolutely IMMACULATE terraced property, with THREE DOUBLE BEDROOMS, an entrance hall, spacious lounge, 20' MODERN FITTED KITCHEN & open-plan CONSERVATORY, modern bathroom & WC, plus the 75' FRONT GARDEN, and enclosed rear garden. Viewings are highly recommended!



Hamilton Piers Chelmsford offer for sale this IMMACULATE terraced property, very well-presented throughout, with THREE DOUBLE BEDROOMS, an entrance hall, spacious lounge, 20' MODERN FITTED KITCHEN & open-plan CONSERVATORY, modern bathroom & WC, plus the 75' FRONT GARDEN, and enclosed rear garden. Viewings are highly recommended to appreciate the immaculate presentation throughout!!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, laminate flooring, doors to kitchen and lounge, radiator.

LOUNGE: (16' 2" x 12' 2" > 8' 11")

Double glazed window to front, solid wood flooring, two radiators.

KITCHEN BREAKFAST ROOM: (20' 3" x 6' 7")

Two double glazed windows to rear, modern fitted kitchen with a comprehensive range of wall and base level units, rolled edge work surfaces with stainless steel sink and drainer unit inset, spaces for cooker, fridge, fridge freezer, washing machine and tumble dryer, radiator, open-plan to conservatory/dining area.

CONSERVATORY/ DINING ROOM: (10' 7" x 8' 4")

Double glazed french doors to side aspect, double glazed windows to side and rear aspects, pitched perspex ceiling, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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

BEDROOM ONE: (14' 10" x 9' 1")

Two double glazed windows to front, radiator..

BEDROOMTWO:(11' x 6' 8")

Double glazed window to rear, built-in shelf/TV unit, radiator.

BEDROOMTHREE: (10' 7" x 6' 5")

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

FAMILYBATHROOM:

Obscure double glazed window to rear, recently refitted with modern suite comprising of; panelled bath with shower attachment, vanity wash hand basin, chrome towel radiator, tiled walls, wood-effect flooring, built-in cupboard.

SEPARATE WC:

Obscure double glazed window to rear, recently refitted with low-level WC, part-tiled walls, radiator, wood-effect flooring.

EXTERIOR:

REAR GARDEN:

The rear garden consists of decked patio/seating areas, and a lawn area, with shed to the rear, and shared alleyway access to the immediate side of the property.

FRONT GARDEN:

To the front of the property is the lawned front garden, measuring approximately 75' in length, with pathway to the entrance door, and alleyway offering gated side access to the rear 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.