

Meon Close

Springfield, Chelmsford, CM1

£304,995



Hamilton Piers of Springfield offer for sale this terraced home boasting an IMPRESSIVE 24' LOUNGE/DINER and THREE GOOD-SIZED BEDROOMS - within walking distance to the Station!
Plus entrance hall & cloakroom, fitted kitchen, MODERN BATHROOM, driveway parking, enclosed rear garden, and GARAGE to rear.



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



Hamilton Piers of Springfield offer for sale this terraced home boasting an IMPRESSIVE 24' LOUNGE/DINER and THREE GOOD-SIZED BEDROOMS, plus entrance hall & cloakroom, fitted kitchen, MODERN BATHROOM, driveway parking to front, enclosed rear garden, and GARAGE to rear (in block). Viewings are highly recommended! The property is ideally located within the catchment area to very popular local schools, and walking distance to the City Centre & Mainline station (via the Bunny Walks/River Chelmer).

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, under-stairs storage cupboard, wood-effect flooring, radiator, doors to cloakroom, lounge and kitchen.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, wall-mounted hand basin, wood-effect flooring.

LOUNGE DINER: (24' 10" x 12" max)

Double glazed window to front, double glazed sliding patio doors to rear, feature fireplace with gas fire inset, two radiators.

KITCHEN: (12' 2" x 8' 10")

Double glazed window to rear, double glazed door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, dishwasher, washing machine & fridge freezer, storage cupboard, wood-effect flooring.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch (partly boarded), doors to all bedrooms and bathroom.

BEDROOM ONE: (12' 11" x 10' 9")

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

BEDROOM TWO: (10' 11" x 9' 10")

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

BEDROOM THREE: (9' 1" x 7' 11")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, low-level WC, panelled bath with shower over, vanity wash hand basin, tiled walls and floor, chrome towel radiator.

EXTERIOR:

REAR GARDEN:

Block paved patio area, mainly laid to lawn, two sheds, gated access to rear to block housing Single Garage (with up and over door).

FRONT GARDEN:

Brick-paved frontage with driveway parking for two cars.

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.