

Candytuft Road

Springfield, Chelmsford, CM1

Offers in excess of £260,000





A THREE BEDROOM mid-terraced FREEHOLD home with GARAGE to rear, offered for sale by Hamilton Piers of Springfield. With a SPACIOUS LOUNGE, dining area, MODERN KITCHEN, refitted bathroom, enclosed rear garden, and parking areas to front/side. CALL 01245 269 777 TO VIEW TODAY!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
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		58
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

PERFECT AS A BUY-TO-LET, OR FOR FIRST TIME BUYERS.....

Hamilton Piers of Springfield offer for sale this THREE BEDROOM mid-terraced freehold home, with GARAGE in block, SPACIOUS LOUNGE, dining area, MODERN KITCHEN, refitted family bathroom, enclosed rear garden, and parkign areas to front/side. Ideally located within easy access to local shops, schools & Chelmsford's City Centre.

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

GROUND FLOOR:-

LOUNGE: (15' 9" x 13' 6")

Double glazed window to front, entrance door to front, stairs to first floor, electric feature fireplace, opens to dining area, door to kitchen.

DINING AREA: (7' 5" x 7' 4")

Double glazed patio doors to rear.

KITCHEN: (7' 8" x 7' 6")

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, built-in stainless steel oven, hob and extractor hood over, space for washing machine, oak flooring.

FIRST FLOOR:-

LANDING:

Airing cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE: (11' 10" x 8' 6")

Double glazed window to front, built-in wardrobes, loft access via hatch.

BEDROOMTWO:(10' 1" x 9' 6")

Two double glazed windows to rear.

BEDROOMTHREE: (6' 8" x 6' 7")

Double glazed window to front.

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FAMILYBATHROOM:

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

EXTERIOR:

REAR GARDEN:

Block paved patio area with the remainder being laid to lawn. Gated rear access, with block to rear housing single GARAGE with up and over door.

FRONT GARDEN:

Parking area 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.