

Violet Close

Springfield, Chelmsford, CM1

£259,995



A THREE BEDROOM terraced home with a 55' REAR GARDEN, entrance porch, spacious lounge & dining area, fitted kitchen, bathroom, driveway parking and GARAGE - with potential to convert into additional accommodation, stpp. Some cosmetic work/decor required! OPEN HOUSE - SATURDAY MAY 14TH - 1 PM - 2 PM.



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

OPEN HOUSE - SATURDAY 14TH MAY - 1PM - 2PM. CALL TODAY TO RESERVE YOUR VIEWING SLOT!

Hamilton Piers of Springfield are delighted to offer for sale this terraced property with NO ONWARD CHAIN that has been PRICED TO SELL!

The property is located in a quiet cul-de-sac location in North Springfield, ideal for accessing the many local shops, schools and bus services to the City Centre & Mainline Station. The property does require some general cosmetic decor throughout (already reflected in price) and internally the offers entrance porch to front, spacious lounge and dining areas, fitted kitchen, three bedrooms, and the family bathroom. Externally the property boasts private driveway parking, the integral GARAGE (with excellent potential to copy the neighbouring property and convert into additional accommodation, stpp), and the 55' REAR GARDEN. Call 01245 269 777 today to reserve your viewing slot.

*****MORE PHOTOS TO FOLLOW OVER COMING WEEKS*****

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

GROUND FLOOR:-

ENTRANCE PORCH:

Sliding door to front, ample space for storage, door to;

DINING AREA: (11' 5" x 9' 8")

Window to front, wood-effect flooring, storage heater, open plan to lounge, door to kitchen.

LOUNGE: (15' x 10' 7")

Double glazed sliding patio doors to rear overlooking the rear garden, feature fireplace, stairs to first floor, under-stairs storage cupboard.

KITCHEN: (10' 5" x 6' 8")

Door to rear onto patio, window to rear, range of wall and base level units, rolled edge work surfaces with stainless steel sink and drainer unit inset, spaces for cooker, washing machine and fridge freezer, larder cupboard, wood-effect flooring.

FIRST FLOOR:-

LANDING:

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

BEDROOM ONE: (12' 3" x 10')

Double glazed window to front.

BEDROOMTWO:(10' 7" x 9' 10")

Double glazed windows to rear.

BEDROOMTHREE: (7' 7" x 6' 9" plus door recess)

Double glazed window to front, storage cupboard.

FAMILYBATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, pedestal wash hand basin.

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EXTERIOR:

REAR GARDEN:

Block paved patio area, mainly laid to lawn, measuring 55ft in length, greenhouse to rear, gated rear access (as the rear access has not been required by the current vendor this rear access is somewhat overgrown).

FRONT GARDEN:

Driveway parking to front, access via up and over door to the integral garage. Garage could bve converted to provide additional ground-floor accommodation if required (obviously subject to relevant permissions).

AGENTS NOTES

If you have any further questions regarding this property, please call HAMILTON PIERS.

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.