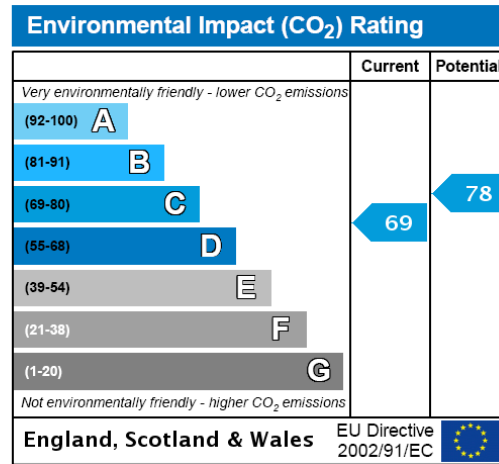
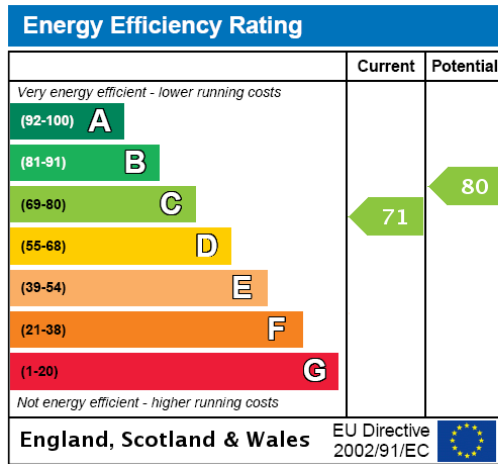




An EXTENDED and immaculately presented staggered-terrace with entrance hall, STUDY/ play room, IMPRESSIVE 24' LOUNGE DINER, newly fitted MODERN KITCHEN, refitted bathroom, three bedrooms, driveway parking for two cars, GARAGE in block, additional 5m x 3m parking area, and IMMACULATE REAR GARDEN.





Hamilton Piers of Springfield are pleased to offer for sale this EXTENDED staggered terraced property, IMMACULATELY PRESENTED throughout and boasting the addition of an entrance hall & STUDY/ PLAY ROOM, plus a IMPRESSIVE 23'11" LOUNGE DINER, a recently refitted MODERN KITCHEN, three bedrooms, and MODERN FAMILY BATHROOM. Externally the property offers a driveway to the immediate front with parking for two cars, an ADDITIONAL PARKING AREA opposite (measuring 5m x 3m), a GARAGE in a nearby block opposite, and the IMMACULATE REAR GARDEN.

The property is ideally located in a very quiet cul-de-sac location, within metres of a local and well kept park/greensward, and easy access to local shops, schools and the City Centre. VIEWINGS ARE A MUST!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, wood-effect flooring, radiator, door to study and lounge.

STUDY / PLAY ROOM: (9' 6" x 6' 10")

Double glazed window to front, wood-effect flooring, space for washing machine and tumble dryer, radiator, gas central heating boiler to wall.

LOUNGE DINER: (23' 11" x 15' 11" > 7' 7")

An impressive-sized lounge/diner with double glazed sliding patio doors to rear (to dining area), borrowed light window to front, stairs to first floor, under-stairs storage cupboard, wood-effect flooring, grey vertical & horizontal radiator, door to kitchen.

KITCHEN: (8' 4" x 7' 10")

A recently refitted modern kitchen with double glazed window to rear (overlooking the well-presented rear garden), fitted with a range of cream gloss fronted wall and base units, square edge work surfaces with stainless steel sink inset, space for small range cooker with stainless steel extractor hood over, space for American fridge freezer and dishwasher, wood-effect flooring.

FIRST FLOOR:-

LANDING:

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

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BEDROOM ONE: (12' 11" x 9' 3")

Double glazed window to front, radiator.

BEDROOMTWO:(10' 10" x 9' 3" max)

Two double glazed windows to rear, radiator.

BEDROOMTHREE: (9' 7" x 7' x 6' 5")

Double glazed window to front, over-stairs cupboard/child's wardrobe, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, modern suite with P-shaped bath with shower over, circular vanity basin, low-level WC, tiled to walls and floor, chrome towel radiator.

EXTERIOR:

REAR GARDEN:

A well-presented rear garden with decked patio area with pizza oven, lawned area, shed to rear, gated rear access, wood-chipped child's play area to rear (ideal for a trampoline).

FRONT GARDEN:

Driveway parking to the immediate front of the property for two cars.

Additional 5m x 3m hard-standing parking area opposite (ideal for a larger car or van).

Single garage in nearby block, with up and over door.

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.