



A very well-presented terraced home on a quiet walkway location, boasting **THREE GOOD-SIZED BEDROOMS**, entrance porch, **IMPRESSIVE 27' LOUNGE/DINER**, modern kitchen, refitted bathroom with four-piece suite, **GARAGE** to the immediate rear, allocated **PARKING FOR TWO CARS**, and a well-maintained rear garden. **VIEW TODAY!**



Hamilton Piers of Chelmsford offer for sale this very well-presented terraced home on a quiet walkway location, boasting THREE GOOD-SIZED BEDROOMS, entrance porch, IMPRESSIVE 27' LOUNGE/DINER, modern kitchen, refitted bathroom with four-piece suite, GARAGE to the immediate rear, allocated PARKING FOR TWO CARS, and a well-maintained rear garden.

Ideally located within very easy access to local shops, schools, amenities, and a short bus ride to the City Centre and mainline station.

VIEW TODAY!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, obscure double glazed window to front & side, karndean flooring, door to lounge.

LOUNGE/ DINER: (26'11" x 15'3" max)

Double glazed bay window to front, stairs to first floor, feature fireplace with gas fire inset, karndean flooring, under stairs storage cupboard, two radiators, sliding door to kitchen & patio doors to rear.

KITCHEN: (12'10" x 6'7")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker (with extractor hood over), washing machine & dish washer.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch to partly-boarded loft, doors to all bedrooms & family bathroom.

BEDROOM ONE: (14'5" x 9')

Double glazed window to front, storage cupboard, radiator.

BEDROOMTWO:(10' x 7'5")

Double glazed window to rear, storage cupboard, radiator.

BEDROOMTHREE: (11'4" x 6')

Double glazed window to front, storage cupboard, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, fully tiled shower cubicle, panel bath, pedestal hand wash basin, tiled walls, towel radiator.

EXTERIOR:

REAR GARDEN:

To the rear of the property is a block paved patio with remainder laid to lawn, gated rear access to two allocated parking spaces, door to garage with up and over door (power & lighting connected).

FRONT GARDEN:

The property is set on a quiet walkway location, with lawned front garden and path leading to the front door.

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AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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