

Waveney Drive

Springfield, Chelmsford, CM1

£303,500





Hamilton Piers of Springfield are pleased to offer for sale this terraced home with THREE GOOD-SIZED BEDROOMS and GARAGE & PARKING to the immediate rear, entrance hall & cloakroom, IMPRESSIVE-SIZED 24' LOUNGE/DINER, kitchen, refitted bathroom, front & rear gardens, and additional parking to front.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	87
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	85
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

COMING SOON.... CALL 01245 269 777 TO RESERVE YOUR VIEWING APPOINTMENT TODAY....

Hamilton Piers of Springfield are pleased to offer for sale this terraced home with THREE GOOD-SIZED BEDROOMS and GARAGE & PARKING to the immediate rear, plus entrance hall & cloakroom, IMPRESSIVE-SIZED 24' LOUNGE/DINER, fitted kitchen, refitted family bathroom, front & rear gardens, and additional parking area to front.

The property is ideally located within WALKING DISTANCE TO THE CITY CENTRE and mainline station (along the River Chelmer and Bunny Walks), and a short stroll to local shops and very popular local schools.

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, radiator, doors to lounge diner, kitchen and cloakroom.

CLOAK ROOM:

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

LOUNGE DINER: (24' 4" x 12')

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

KITCHEN: (12' x 8' 10")

Double glazed window to rear, door to garden, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, washing machine, fridge and freezer, under-stairs storage cupboard.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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

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

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

**BEDROOMTWO:**(11' x 9' 10")

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

**BEDROOMTHREE:** (9' 1" x 7' 11")

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

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

**EXTERIOR:**

**REAR GARDEN:**

A low maintenance rear garden with block paved patio throughout, shingled area, brick built shed, gated rear access to parking space and single garage (with up and over door).

**FRONT GARDEN:**

Front garden area with path leading to entrance door. Additional on-street parking available to front.

**AGENTS NOTES**

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

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.