

Marigold Close

Springfield, Chelmsford, CM1

Offers in excess of £280,000



****OPEN HOUSE - SATURDAY 24TH SEPTEMBER - 1PM TO 2PM****

Hamilton Piers of Springfield offer for sale this well-presented terraced property that boasts a spacious 22' LOUNGE DINER, fitted kitchen, three bedrooms, bathroom, enclosed rear garden, DRIVEWAY, and GARAGE in block. With NO ONWARD CHAIN!



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



****OPEN HOUSE - SATURDAY 24TH SEPTEMBER - 1PM TO 2PM****

Hamilton Piers of Springfield are very pleased to offer for sale this well-presented terraced property with THREE BEDROOMS, entrance porch, spacious lounge and dining area, MODERN FITTED KITCHEN, and refitted family bathroom.

Externally the property offers driveway parking to the front, a well-proportioned rear garden, and GARAGE in block.

The property is ideally located close to local shops and popular schooling and is offered for sale with NO ONWARD CHAIN.

The accommodation with approximate room sizes is as follows:

ENTRANCE LOBBY:

Telephone point, wall mounted boiler, storage cupboard, parquet flooring and textured ceiling. Door to Lounge/Diner.

LOUNGE AREA: (13' 7" x 12' 10"):

Double glazed window to front, stairs to first floor, feature fireplace with inset wood burner, radiator, television and telephone points, understairs storage cupboard, carpet to floor and textured ceiling.

DINING AREA: (8' 6" x 7' 3"):

Open plan, archway to Kitchen, carpet to floor and textured coved ceiling. French double doors to rear patio and garden.

FITTED KITCHEN: (8' 2" x 8' 1"):

Double glazed window to rear, range of matching base and wall units with granite effect roll top edged work surfaces, incorporating a stainless steel single bowl sink and drainer unit with central mixer taps, built-in electric oven, electric hob, space for fridge/freezer and washing machine, vinyl flooring and textured ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, storage cupboard, carpet to floor and textured ceiling.

MASTER BEDROOM: (11' 8" x 9' 8")

Double glazed window to front, radiator, carpet to floor and textured ceiling.

BEDROOMTWO: (10' 3" x 9' 8")

Double glazed window to rear, radiator, carpet to floor and textured ceiling.

BEDROOMTHREE: (6' 7" x 6' 0")

Double glazed window to front, radiator, carpet to floor and textured ceiling.

BATHROOM:

Opaque double glazed window to rear, panelled bath with central mixer taps plus shower attachment over, low level WC, pedestal wash hand basin with tiled splashbacks, radiator, laminate flooring and textured ceiling.

EXTERIOR:

The rear garden is accessed directly from the French doors off the dining area and commences with a small patio

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

area, which then leads you to the lawn area with flower borders. At the rear of the garden is a raised patio area and access gate. There is also an outside tap.

To the front of the property is a small pathway and lawn area. This can easily be used as parking for two vehicles, plus there is a single garage in block.

AGENTS NOTES

If you have other questions about this property, please call the office on 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.