

Bodmin Road

Old Springfield, Chelmsford, CM1

£430,000



An EXTENDED detached property, located in the heart of Old Springfield - within walking distance to the City Centre. Boasting FOUR BEDROOMS, entrance hall & cloakroom, an IMPRESSIVE 21' LOUNGE, spacious dining room, 16' KITCHEN, family bathroom, plus GARAGE, driveway for 4 cars, and 55' REAR GARDEN.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
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Ground Floor





First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

HAMILTON PIERS of Old Springfield are pleased to offer for sale this spacious and EXTENDED detached property, conveniently located in the heart of Old Springfield- within a short walk to local shops and very popular local schooling, and walking distance to the City Centre. The property does REQUIRE SOME UPDATING and has been PRICED TO SELL. The property comprises of; entrance hall & cloakroom, an IMPRESSIVE 21'11" LOUNGE, a spacious dining room, 16' KITCHEN, four good-sized bedrooms and family bathroom. Externally the property boasts driveway parking for 3-4 cars, GARAGE, and the mature rear garden. Viewings are highly recommended.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, obscure window to front, radiator, stairs to first floor, doors to;

CLOAK ROOM:

Obscure circular feature window to front, obscure window to side, low level W/C, fully tiled shower cubicle, wall mounted hand wash basin, radiator, tiled walls.

LOUNGE: (21'11" x 10'11")

An impressive sized lounge with window to front, two radiators, doors to;

DININGROOM: (13' x 8'3")

Window to rear, obscure window to side, radiator.

KITCHEN: (16'1" max x 11'9")

Window to side, sliding doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, electric hob, built in double oven, space for washing machine & dryer.

FIRST FLOOR:-

LANDING:

Window to side, loft access via hatch, doors to all bedrooms and family bathroom.

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

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Window to front, radiator.

BEDROOMTWO:(10'5" x 9'7")

Window to rear, radiator.

BEDROOMTHREE: (11'4" x 7'7")

Window to front, radiator.

BEDROOMFOUR: (8'2" x 7'5")

Window to rear, storage cupboard, radiator.

FAMILYBATHROOM:

Obscure window to rear, panel bath with shower over, low-level W/C, wall mounted hand wash basin, radiator, tiled walls.

EXTERIOR:

REAR GARDEN:

A mature rear garden with tree borders, mostly laid to lawn, with patio area and door to garage.

FRONT GARDEN:

To the immediate front of the property is a lawned area with various shrubs and hedge borders. Adjacent is the driveway offering off road parking for 4 cars leading to the garage.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

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