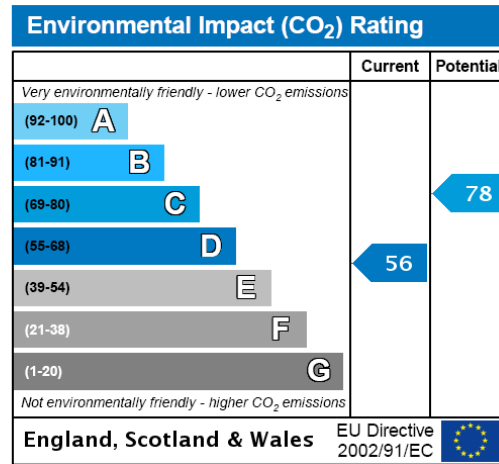
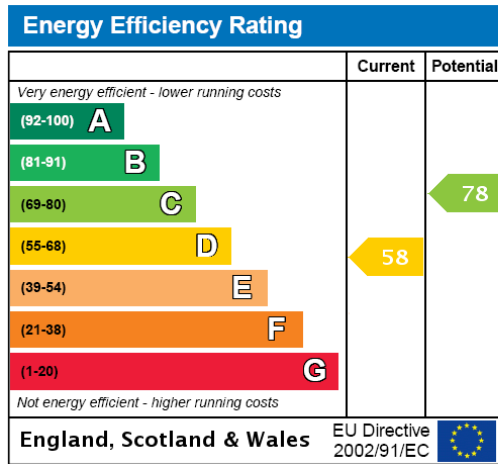




Hamilton Piers offer for sale this spacious FOUR BEDROOM semi-detached property, with POTENTIAL TO EXTEND into the attic, or convert the garage to provide additional living space. With entrance hall, cloakroom, 21' LOUNGE and 19' KITCHEN, family bathroom, garage & driveway, and enclosed rear garden.





Hamilton Piers offer for sale this spacious FOUR BEDROOM semi-detached property, with POTENTIAL TO EXTEND into the attic, or convert the garage to provide additional living space. With entrance hall, cloakroom/WC, spacious 21' LOUNGE and 19' KITCHEN breakfast room, family bathroom, garage & driveway, and enclosed rear garden. Further benefits include ample storage space throughout the property and good-sized bedrooms. The property is located in an ideal location - close to local shops, schools, amenities & easy access to the City Centre. Viewings are highly recommended!

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 space, built-in double cupboard, doors to cloakroom and lounge.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, pedestal wash hand basin.

LOUNGE: (21' 3" x 10' 10")

Double glazed window to rear overlooking the garden, double glazed door to rear, feature wall/fireplace with wooding cladding above, door to kitchen.

KITCHEN BREAKFAST ROOM: (19' 9" x 7')

Double glazed windows to rear and side, double glazed door to side, range of wall and base units, work surfaces with sink unit inset, spaces for cooker, washing machine, tumble dryer, fridge and freezer, ample space for small dining table or breakfast table.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access via hatch (with potential to convert, subject to planning permission), solid wood flooring, doors to all bedrooms and bathroom.

BEDROOM ONE: (14' 4" x 9' 4")

Double glazed window to rear, built-in double wardrobe, solid wood flooring.

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BEDROOMTWO:(11' 11" x 8' 6" plus door recess)
Double glazed window to rear, solid wood flooring, radiator.

BEDROOMTHREE: (11' 4" x 6' 3" plus shelved recess)
Double glazed window to front, built-in double wardrobe, over-stairs shelf recess to front aspect.

BEDROOM FOUR: (8' 5" x 8' 3")
Double glazed window to front, built-in double wardrobe.

FAMILYBATHROOM:
Obscure double glazed window to side, low-level WC, pedestal wash hand basin, panelled bath, radiator.

EXTERIOR:

REAR GARDEN:
Mainly laid to lawn, with mature hedge/shrub borders, shed to rear, and gated side access to front/driveway.

FRONT GARDEN:
Hard-standing driveway providing off-road parking and access to the garage via up and over door. The garage offers potential to convert into additional ground-floor accommodation (STPP).

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.