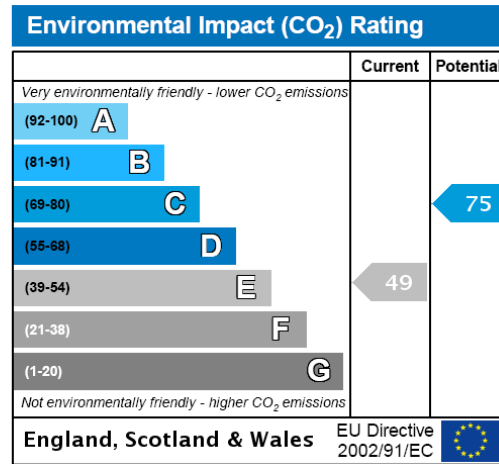
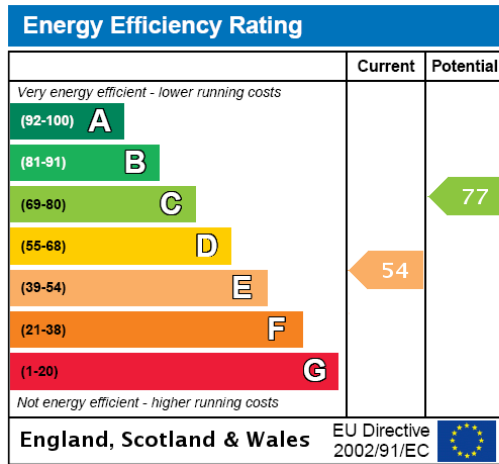




PRICED TO SELL... An EXTENDED 3/4 bedroom semi-detached property with OUTSIDE OFFICE & HOT TUB and within walking distance to the City Centre! Plus entrance hall, 22' LOUNGE, 15' kitchen, CONSERVATORY, refitted bathroom, bed four/GUEST ROOM with bathroom facilities, driveway, and rear garden.





Hamilton Piers of Springfield offer for sale this EXTENDED 3/4 bedroom semi-detached property, within walking distance to the City Centre, with entrance hall, 22' LOUNGE, 15' fitted kitchen, CONSERVATORY, refitted bathroom, bedroom four/GUEST ROOM with bathroom facilities, driveway parking, and screened rear garden with OUTSIDE OFFICE.

Ideal as a family home (within catchment to popular local schools), for commuters, or for those looking to work from home. Viewings are highly recommend. The property has been PRICED TO SELL!!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, door to main hallway.

ENTRANCE HALL:

Stairs to first floor, radiator, doors to lounge and kitchen.

LOUNGE: (22' 3" x 12' 5" > 10' 5")

Double glazed window to front, two radiators, double glazed french doors to rear in to conservatory.

KITCHEN: (15' 2" x 7' 11")

Double glazed window to rear and side, range of wall and base units, rolled edge work surfaces with stainless steel sink and drainer unit inset and small breakfast bar, space and plumbing for washing machine, dishwasher, and American style fridge freezer, space for cooker, radiator, further door to conservatory.

CONSERVATORY: (9' 9" x 8' 9" max)

Double glazed windows to side and rear aspect, double glazed french doors to side, pitched perspex roof, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Obscure double glazed window to side, airing/storage cupboard, doors to bedrooms and bathroom.

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

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Double glazed window to front, radiator.

BEDROOMTWO:(12' 3" x 9')

Double glazed window to rear, radiator.

BEDROOMTHREE: (8' 11" x 6' 7")

Double glazed window to front, radiator, door to stairwell to second floor accommodation.

FAMILYBATHROOM:

Obscure double glazed window to rear, refitted suite with panelled corner bath with shower over, pedestal wash hand basin, low-level WC, tiled to walls and floor, radiator.

SECOND-FLOOR ACCOMMODATION:-

Stairwell accessed from bedroom three, opens to;

BEDROOM FOUR/GUEST ROOM/BATHROOM: (16' 7" max x 8' 7" max)

Velux window to rear, currently used as a guest bedroom, with allocated space for a single bed, and bedroom area open plan to bathroom (can be used as fourth bedroom, or an additional bathroom), with panelled bath, vanity wash hand basin, low-level WC, radiator, eaves storage cupboard.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with mature trees/hedging to the rear (creating a well-screened/enclosed garden), decked patio area with covered pergola and hot tub underneath, shed to rear, OUTSIDE OFFICE/summerhouse (with power & lighting connected), and gated side access.

FRONT GARDEN:

To the front of the property is a small lawned area, and the brick-paved driveway, providing off-road parking for 2-3 cars, and gated side access to the rear garden.

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.