





Hamilton Piers offer for sale this spacious semi-detached CHARACTER PROPERTY, with FOUR BEDROOMS and a 100 REAR GARDEN, plus entrance hall, lounge with open fireplace, dining room, kitchen, utility room, G.F bathroom & F.F shower room, and gated driveway parking.
GUIDE PRICE £290,000 - £300,000.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	82
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	43	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers Chelmsford are pleased to offer for sale this spacious semi-detached CHARACTER PROPERTY, with FOUR BEDROOMS, entrance hall, lounge with open fireplace, dining room, fitted kitchen, utility room, G.F bathroom & F.F shower room, gated driveway parking, and 100' REAR GARDEN. The property is located within very close proximity/walking distance to the City Centre and Railway Station, and must be viewed to appreciate the true character, charm and size of the accommodation. GUIDE PRICE £289,995 - £299,995.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to side, stairs to first floor, under-stairs storage cupboard, tiled floor, doors to lounge and dining room.

LOUNGE: (14' 4" into bay x 12' 6")

Sash bay window to front, cast iron open fireplace, solid wood flooring, two radiators.

DINING ROOM: (12' 6" max x 11' 11")

Window to rear, solid wood flooring, feature book shelving to side of chimney breast, radiator, door to kitchen.

KITCHEN: (10' 3" x 7' 8")

Stable-style door to side, window to side, range of wall and base units, solid wood work surfaces with double butler sink, space for cooker, fridge, dishwasher, tiled floor, door to utility room.

UTILITY ROOM/REAR LOBBY:

Window to side, boiler to wall, rolled edge work surface with space and plumbing for washing machine, tumble dryer and fridge freezer, tiled floor, door to bathroom.

BATHROOM:

Obscure window to rear, panelled bath with shower attachment, vanity wash hand basin, low-level WC, fully tiled shower cubicle, radiator, tiled walls.

FIRST FLOOR ACCOMMODATION:-

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

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LANDING:

Sash window to side, radiator, stairs to second floor, doors to bedroom one, two and shower room.

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

Sash window to rear, built-in wardrobes to one wall (*excluded from measurements), solid wood flooring, radiator.

BEDROOM TWO: (11' 11" x 8' 3" max)

Sash window to front, laminate flooring, radiator, cast iron feature fireplace.

SHOWER ROOM:

Fully tiled shower cubicle, low-level WC, wall-mounted hand basin, radiator, part clad walls.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Window to side, doors to bedrooms three and four.

BEDROOM THREE: (11' 11" x 8')

Sash window to rear, laminate flooring, radiator.

BEDROOM FOUR: (11' 10" x 7' 11")

Sash window to front, cast iron feature fireplace, laminate flooring, radiator.

EXTERIOR:

REAR GARDEN:

The rear garden measures approximately 100' in depth and comprises of different areas, with initial brick-paved patio area that steps up to the lawned area, with flower/shrub/plant borders, and access to the timber summerhouse, with decked surround, and pathway to the rear of the garden with further sheds and workshop. The garden is accessed from the gated driveway.

FRONT GARDEN:

To the immediate side of the property is the hard-standing shared driveway area, which offers access via double gates to the driveway, with parking for 1-2 cars, and 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.