





Hamilton Piers offer for sale this spacious EXTENDED terraced home, offering 3/4 BEDROOMS and a self-contained ANNEXE (if required). With entrance hall, lounge & family room, two kitchens, double bedrooms to the first-floor, family bathroom and shower room, driveway parking, and a 62' REAR GARDEN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
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The property does require some updating but is ideal for growing families (looking for extensive ground-floor accommodation), or for those co-habiting with elderly relatives/teenagers who require their own accommodation. Alternatively the property is ideal as a buy-to-let investment property to offer student lets. Call us today to book your viewing.

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

#### GROUND FLOOR:-

##### ENTRANCE HALL:

Entrance door to front to initial porch, stairs to first floor, under-stairs storage cupboard, oak flooring, radiator.

##### LOUNGE: (12' 5" x 11' 11")

Double glazed bow window to front, oak flooring, radiator.

##### KITCHEN (1): (10' 4" x 9' 9")

Double glazed window to side, fitted with a range of wall and base units, rolled edge work surfaces with sink inset, spaces for washing machine, fridge freezer, washing machine and tumble dryer, tiled floor, door to rear to rear lobby.

##### REAR HALL:

Door to side (offering private access to the annexe if required), oak flooring, door to family room/annexe lounge.

##### FAMILY ROOM/ ANNEXE LOUNGE: (11' 11" x 10' 11")

Double glazed sliding patio doors to rear, velux skylight window, oak flooring, door to secondary kitchen/utility and annexe bedroom/additional reception room.

##### DINING ROOM/ ANNEXE BEDROOM: (10' 2" x 9' 10")

Oak flooring, \*could be used as ground-floor bedroom or additional reception room.

##### KITCHEN (2)/ UTILITY ROOM: (8' 4" x 7' 2")

Double glazed window to side, double glazed door to side, range of wall and base units, rolled edge work surfaces with sink inset, built-in oven and hob, space for washing machine and fridge freezer, door to shower

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room. \*Could be used as kitchen for self-contained annexe or secondary kitchen/utility room for main property.

**SHOWER ROOM/WC:**

Obscure window to side, fully tiled shower cubicle, vanity wash hand basin, low-level WC, towel radiator, tiled to walls and floor.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Storage cupboard, loft access via hatch.

**BEDROOM ONE: (11' 7" x 11' 4")**

Double glazed window to front, laminate flooring, radiator.

**BEDROOMTWO:(13' x 9' 11" max)**

Double glazed window to rear, laminate flooring, radiator.

**BEDROOMTHREE: (12' x 9' 4" > 6' 1")**

Double glazed window to front, laminate flooring, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, pedestal wash hand basin, laminate flooring, towel radiator.

**EXTERIOR:**

**REAR GARDEN:**

The rear garden measures 62' in length and is mainly laid to lawn, with decked patio area and storage shed..

**FRONT GARDEN:**

Brick-paved driveway with parking for two cars.

**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.