HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Main Road

Freehold
Tax Band:

Great Leighs, Chelmsford, CM3 1NS

Asking Price £275,000

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ATTENTION DEVELOPERSNO ONWARD CHAIN** Benefiting from a sizeable plot with plenty of BUILDING/DEVELOPMENT POTENTIAL (STPP) and an unoverlooked garden plus TIMBER GARAGE/PARKING is this three double bedroom GRADE II LISTED THATCHED COTTAGE. Available immediately for viewings and ideally located in the sought after village of Great Leighs with easy access to local amenities plus Chelmsford, A120/M11 & A131/A12. Contact Great Leighs' local agent, Hamilton Piers, to view!

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

GROUND FLOOR ACCOMMODATION:

ENTRY:
Entry directly into lounge.

LOUNGE:
11'69 x 11'45 (3.35m x 3.35m)
Glazed windows to front aspect, stairs to first floor.

KITCHEN / DINER:
16'88 x 12'14 (4.88m x 3.66m)
Glazed window to side aspect, door to rear garden.

BEDROOM ONE:
11'79 x 10'73 (3.35m x 3.05m)
Glazed window to front aspect, fireplace.

BATHROOM:

FIRST FLOOR ACCOMMODATION:

BEDROOM TWO:
13'41 x 11'30 (3.96m x 3.35m)
Glazed window to side aspect. Door to bedroom three.

BEDROOM THREE:
11'56 x 9'40 (3.35m x 2.74m)
Glazed window to side aspect.

EXTERIOR:

REAR GARDEN:
Unoverlooked plot extending horizontally along frontage (approx 100-110ft) with depth of 25/30ft, mainly enclosed by fencing with open access to one end with timber built garage/shed.

DRIVEWAY/PARKING:
Parking available to entry point located to left hand property perimeter, lawned area with adjacent timber built garage/shed.

For further information regarding this property, please contact Hamilton Piers.

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.