HAMILTON PIERS

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# Shimbrooks

## Great Leighs, Chelmsford, CM3 1SG

**Asking Price £270,000**

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Benefiting from two DOUBLE bedrooms, GARAGE with allocated parking and IMMACULATELY PRESENTED throughout is this modern two bedroom terraced property. Also offering a downstairs cloakroom and set in a sought after village location, just 4 miles from Chelmsford's Park & Ride facility and within close proximity of A120/M11 & Felsted.

# Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:
Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

### CLOAKROOM:
Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

### LOUNGE / DINING ROOM:
13'10 x 13'03 (4.22m x 4.04m)
Double glazed windows to rear aspect, radiator, under stairs storage cupboard, laminate wood flooring, smooth ceiling, double glazed french doors to rear garden.

### KITCHEN:
9'10 x 6'03 (3.00m x 1.91m)
Double glazed window to front aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for washing machine, dishwasher and fridge/freezer, wall mounted boiler, tiled flooring, smooth ceiling

## FIRST FLOOR ACCOMMODATION:-

### LANDING:
Loft access, carpeted flooring, smooth ceiling.

### MASTER BEDROOM:
13'02 x 9'01 (4.01m x 2.77m)
Double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling

### BEDROOM TWO:
11'04 x 8'04 (3.45m x 2.54m)
Double glazed window to front aspect, built-in wardrobes, radiator, laminate wood flooring, smooth ceiling.

### FAMILY BATHROOM:
Fully tiled walls, panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

## EXTERIOR:-

### REAR GARDEN:
Enclosed rear garden with artificial grass and hardstanding patio area, with gated rear access to parking area and garaging.

### GARAGE, DRIVEWAY & PARKING:
Garage in a block to the rear of the property (leasehold), allocated parking.

### AGENTS NOTES:
Leasehold details for the garage TBC.

For further information please contact Hamilton Piers.

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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.