HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Fayrewood Drive

Freehold
Tax Band:

Great Leighs, Chelmsford, CM3 1GY

Offers In Excess Of £325,000

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COMPETITIVELY PRICED TO SELL, overlooking a greensward to front and benefiting from three DOUBLE bedrooms, EN-SUITE to master bedroom plus a bay-fronted lounge and spacious 15' kitchen/diner is this end-terrace property. Offering accommodation set over three floors, d/stairs cloakroom, ALLOCATED PARKING for two vehicles plus an UNOVERLOOKED rear garden. Situated in the highly regarded village of Great Leighs, just 4 miles to Chelmsford's Park & Ride Facility.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, stairs to first floor, radiator, laminate flooring. Door into lounge.

LOUNGE:
13'11 x 12'0 (4.24m x 3.66m)
Double glazed bay window to front aspect, central feature gas effect fireplace, radiator, carpeted flooring, smooth ceiling.

CLOAKROOM:
Low level WC, wash hand basin with tiled splash backs, radiator, tiled flooring, smooth ceiling.

KITCHEN / DINER:
15'8 x 11'7 (4.78m x 3.53m)
Double glazed window to rear aspect, matching base and wall units, incorporating one and a half bowl sink with central mixer tap and drainer, space for fridge/freezer, built-in electric double oven, gas hob with extractor over, space for washing machine and tumble dryer, radiator, vinyl flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, stairs to second floor, radiator, carpeted flooring.

BEDROOM TWO:
15'6 x 8'5 (4.72m x 2.57m)
Two double glazed windows to rear aspect, radiator, laminate flooring and smooth ceiling.

BEDROOM THREE:
10'2 x 8'9 (3.10m x 2.67m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Panelled bath with central mixer tap and shower attachment over, low level WC, pedestal wash hand basin, radiator, shaver point, extractor fan, tiled flooring and smooth ceiling.

SECOND FLOOR ACCOMMODATION:

MASTER BEDROOM:
12'3 x 11'1 (3.73m x 3.38m)
Double glazed window to front aspect, access to loft, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Double glazed Velux window to rear aspect, double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, radiator, tiled flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:
Fenced and unoverlooked rear garden with patio area and remainder laid to lawn, shed/Summer House with power and lighting, gated rear access to allocated parking area.

PARKING:
Two allocated parking spaces to the rear of the property. Further on-street parking available to property front.

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

Council Tax Band: TBC

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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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.