



## Bolingbroke Close

Great Leighs, Chelmsford, CM3 1NZ

**Asking Price £295,000**



Freehold  
Tax Band: C

Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED and very generously sized rear garden and ideally set on a substantial CORNER PLOT is this three bedroom semi-detached property. IN NEED OF MODERNISATION and benefiting from plenty of POTENTIAL TO EXTEND (STPP) or create driveway\* with a GARAGE (en-bloc) with further allocated parking. Positioned in a tucked away CUL-DE-SAC location within the highly regarded village of Great Leighs - Just a short walk to all village amenities with convenient access to A120/M11, Felsted & Chelmsford. AN IDEAL PROJECT for first time buyers or investors!!



# Bolingbroke Close, Great Leighs, Chelmsford, CM3 1NZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Double glazed window to side access, wood flooring. Door into lounge/diner.

### LOUNGE:

15'6 x 13'6 (4.72m x 4.11m)

Double glazed windows to front and rear aspects, stairs to first floor, wood flooring.

### DINING AREA:

8'4 x 7'3 (2.54m x 2.21m)

Double glazed window to rear aspect, wood flooring. French doors to rear garden.

### KITCHEN:

8'3 x 7'9 (2.51m x 2.36m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for low level fridge, freezer and washing machine, wood flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, airing cupboard.

### MASTER BEDROOM:

11'7 x 8'7 (3.53m x 2.62m)

Two double glazed windows to rear aspect, fitted wardrobes.

### BEDROOM TWO:

10'3 x 8'2 plus door recess (3.12m x 2.49m plus door recess)

Two double glazed windows to rear aspect.

### BEDROOM THREE:

6'8 x 6'6 (2.03m x 1.98m)

Double glazed window to front aspect.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with shower attachment, low level WC, pedestal wash hand basin with tiled splash back.

### EXTERIOR:

### REAR GARDEN:

Very generously sized rear garden, situated on a corner plot and comprising patio area to property rear and side with pathway to gated side access, remainder mainly laid to lawn with shrub borders, shed, access to garage.

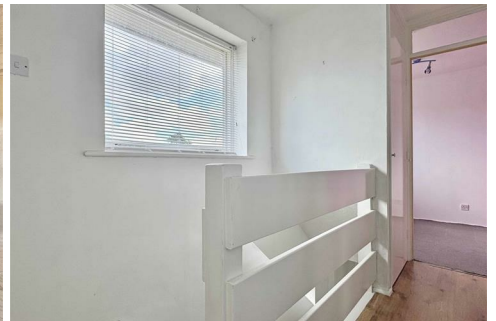
### GARAGE, DRIVEWAY & PARKING:

Single garage accessible via the rear garden and located en-bloc to the rear of the property. Parking available in front of the garage with a further allocated parking space adjacent to property frontage. Further on-street parking is also available on a free for all basis.

### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, 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.

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