HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS



Shimbrooks

Freehold
Tax Band: C

Chelmsford, CM3 1SH

Guide Price £300,000

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Boasting a GENEROUS REAR GARDEN with potential to extend (stpp) & overlooking greensward to the front, a SPACIOUS lounge, kitchen/diner plus d/stairs cloakroom is this TWO DOUBLE BEDROOM mid-terrace property. Benefiting from TWO ALLOCATED PARKING spaces to the rear and ideally situated within the sought after village of Great Leighs, just a short walk to all local amenities/services, Primary School & bus routes with convenient access to A120/M11, Beaulieu Station and Chelmsford City Centre & Mainline Station - Perfect for first time buyers! Call Great Leighs' leading local property experts, Hamilton Piers, to view!







Shimbrooks, Chelmsford, CM3 1SH

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure part-glazed main entry door, stairs to first floor, radiator.

LOUNGE:
14'3 x 12 (4.34m x 3.66m)
Double glazed window to front aspect, under stairs storage cupboard, radiator.

KITCHEN DINER:
12'0 x 10'10 (3.66m x 3.30m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, electric hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, tiled flooring.

REAR LOBBY:
Secure part-glazed door to rear garden, door to Cloakroom, radiator.

CLOAKROOM:
Low level WC, inset wash hand basin, Towel radiator.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, radiator.

BEDROOM ONE:
11'2 x 14'9 (3.40m x 4.50m)
Double glazed windows to front aspect, fitted wardrobes, airing cupboard, radiator.

BEDROOM TWO:
5'11 x 5'11 (1.80m x 1.80m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset vanity wash hand basin, towel radiator.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and Paved patio seating area to front and rear of garden, remainder laid to lawn, gated rear access leading to allocated parking, storage shed.

ALLOCATED PARKING:
Allocated parking to property rear for two vehicles. Additional visitors parking available.

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.