HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Catherines Close

Freehold
Tax Band: B

Great Leighs, Chelmsford, CM3 1RX

Guide Price £290,000

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GUIDE PRICE £290,000-£300,000**Benefiting from NO ONWARD CHAIN and boasting a 69' rear garden with ROLLING COUNTRYSIDE VIEWS to rear and TWO allocated parking spaces is this TWO DOUBLE bedroom mid-terrace property. Offering POTENTIAL TO EXTEND (STPP) and set in a CUL-DE-SAC position within the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility - Ideal for first time buyers & investors!

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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, under stairs storage cupboard, radiator, laminate flooring.

KITCHEN:
Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, space for cooker, electric hob, space for fridge/freezer, dishwasher and washing machine, vinyl flooring.

LOUNGE / DINER:
13'77 x 11'83 (3.96m x 3.35m)
Double glazed windows to rear aspect, carpeted flooring, door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

BEDROOM ONE:
11'85 x 8'97 (3.35m x 2.44m)
Double glazed window to rear aspect, carpeted flooring.

BEDROOM TWO:
11'88 max to 8'59 x 9'19 (3.35m max to 2.44m x 2.74m)
Double glazed window to front aspect, built-in cupboard, carpeted flooring.

BATHROOM:
Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:
69' (21.03m)
Approx 69ft fenced rear garden commencing with patio area to immediate rear, remainder laid to lawn with mature shrub borders, storage shed and gated rear access onto rolling countryside.

PARKING:
Allocated parking for two vehicles to the front of the property.

AGENTS NOTES:
Council Tax Band B.
For further information regarding this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.