



## Burton Place

Chelmsford, CM2 6TY

Tax Band:

**£1,350 Per Calendar Month**



\*\*OPEN HOUSE: SATURDAY 6TH MAY: 11AM-12PM BY APPOINTMENT ONLY\*\* Offered for let & AVAILABLE IMMEDIATELY is this IMMACULATEDLY PRESENTED terraced property boasting a MODERN FITTED KITCHEN & BATHROOM, two good sized bedrooms, private 42' rear garden, TWO ALLOCATED PARKING SPACES.



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

## GROUND FLOOR:-

### ENTRANCE:

Composite entrance door to front, stairs to first floor, open to:-

### LOUNGE: (14' > 13'2" x 12'10")

Double glazed window to front, door to kitchen diner, cupboard, radiator.

### KITCHEN DINER: (12'8" x 10'8")

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, space for fridge freezer, washing machine, tiled flooring.

## FIRST FLOOR:-

### LANDING:

Doors to bedroom one, bedroom two, family bathroom, loft access.

### BEDROOM ONE: (10'8" x 10'3")

Double glazed window to front, fitted wardrobes, cupboard, radiator.

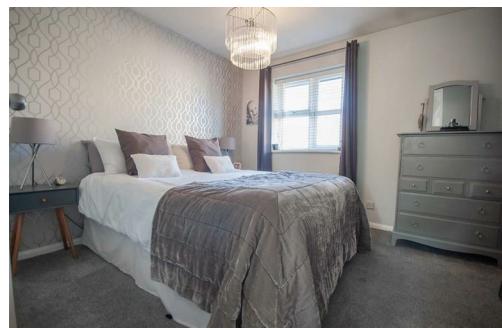
### BEDROOM TWO: (12'8" x 6'8")

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Panel bath with shower mixer tap, wall mounted hand wash basin, low level W/C, radiator, tiled walls, wood effect flooring.

## EXTERIOR:-



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.

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