



## Shimbrooks

Great Leighs, Chelmsford, CM3 1SG

**Guide Price £250,000**



**\*\*£250,000-£270,000\*\***Benefiting from TWO/THREE BEDROOMS, a GARAGE/parking & presented in MODERN decorative order is this terraced property. Offering a low maintenance garden & located just 4 miles to Chelmsford's Park & Ride. Ideal for first time buyers & investors!



# Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

## advert summary

\*\*\*GUIDE PRICE ?250,000-?270,000\*\*\*

Hamilton Piers, Great Leighs' leading local property specialists, are delighted to offer for sale this terraced property, benefiting from TWO/THREE BEDROOMS, a GARAGE and presented in MODERN decorative order. Offering a well-proportioned garden & set in a sought after village location just 4 miles to Chelmsford's Park & Ride.

The property itself is ideally located in the heart of Great Leighs, a sought after village situated on the periphery of Chelmsford City and in close proximity to A120/M11, giving easy access into London.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring, smooth ceiling. Doors to cloakroom, kitchen and lounge/diner.

#### CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, tiled flooring, radiator, vinyl flooring, smooth ceiling.

#### LOUNGE/DINER: (13'08" x 13'03")

Double glazed window to rear aspect, radiator, storage cupboard, carpeted flooring, smooth ceiling. Double glazed french doors to rear garden.

#### KITCHEN: (9'09" x 6'03")

Double glazed window to front aspect, matching wall and base units with roll top work surfaces and tiled splash backs, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob and extractor hood, space for fridge/freezer, dishwasher, washing machine, wall-mounted boiler, tiled flooring, smooth ceiling.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, carpeted flooring, smooth ceiling.

#### MASTER BEDROOM: (11'03" x 8'07")

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

#### BEDROOM TWO: (9'01" x 6'06")

Double glazed window to rear aspect, built-in wardrobes, carpeted flooring, smooth ceiling. leading to bedroom three.

#### BEDROOM THREE (OFF BEDROOM TWO): (9'01" x 6'05")

Double glazed window to rear aspect, built-in wardrobes, carpeted flooring, smooth ceiling.

#### FAMILY BATHROOM:

Panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

#### EXTERIOR:-

#### REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with hardstanding patio area shed and gated access to parking and garage area.

#### GARAGE AND PARKING:

Garage in a block with up and over door.

#### AGENTS NOTES:

This home is freehold. The garage however (only) is leasehold with 85 years remaining and the contribution paid by the vendor for this is ? 22.49 per calendar month.

For further information please contact Hamilton Piers.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

