



## Catherines Close

Great Leighs, Chelmsford, CM3 1RX

**Offers Over £325,000**



Benefiting from POTENTIAL TO EXTEND (STPP), with FIELD VIEWS to front and TWO reception rooms inc. RECENTLY FITTED CONSERVATORY is this three bedroom end terrace property. Offering a 40' rear garden, TWO parking spaces and located in a quiet CUL-DE-SAC within the highly regarded village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility and in close proximity to the A120/M11, Felsted & Chelmsford. Ideal starter home!



# Catherines Close, Great Leighs, Chelmsford, CM3 1RX

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part glazed front entrance door, opaque double glazed window to front aspect, stairs to first floor with under stairs storage cupboard, electric storage heater, laminate flooring.

### KITCHEN:

10'3 x 6'8 (3.12m x 2.03m)

Double glazed window to front aspect, a series of matching base and wall units, roll edge work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in electric cooker, electric hob with extractor over, space for fridge/freezer and washing machine.

### LOUNGE:

14'2 x 13 (4.32m x 3.96m)

Electric storage heater, laminate flooring, patio door into conservatory.

### CONSERVATORY:

11'1 x 9'9 (3.38m x 2.97m)

Part-brick and part-UPVC structure with vaulted polycarbonate roof, laminate flooring and French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### BEDROOM ONE:

9'8 x 8'8 (2.95m x 2.64m)

Double glazed window to front aspect, built-in wardrobes and additional built-in storage cupboard, electric storage heater, carpeted flooring.

### BEDROOM TWO:

9'2 x 6'3 (2.79m x 1.91m)

Double glazed window to rear aspect, electric storage heater, carpeted flooring.

### BEDROOM THREE:

9' max x 6'5 (2.74m max x 1.96m)

Double glazed window to rear aspect, electric storage heater, carpeted flooring.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, extractor fan, fully tiled walls with vinyl flooring.

### EXTERIOR:

#### REAR GARDEN:

Approx 40' fenced and enclosed rear garden with patio area to immediate rear, remainder laid to artificial lawn with shrub borders held behind railway sleepers, access gate to side.

#### DRIVE & PARKING:

Driveway parking for one car and an additional parking space to the side of the property in allocated area.

#### AGENTS NOTES:

For further information about this property, please contact the Sole Selling 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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

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

