



Beadle Way

Great Leigs, Chelmsford, CM3 1RT

Guide Price £315,000

Freehold
Tax Band: B



Boasting an UNOVERLOOKED rear garden with COUNTRYSIDE VIEWS, a 19' lounge/diner, d/stairs cloakroom and spacious kitchen is this well-proportioned three bedroom mid-terrace property. Benefiting from driveway parking for two vehicles, POTENTIAL TO EXTEND (STPP) and ideally positioned in a CUL-DE-SAC location within the sought after village of Great Leigs. Ideal for first time buyers!!



Beadle Way, Great Leighs, Chelmsford, CM3 1RT

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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

Double glazed windows flanking part-glazed secure main entry door, carpeted flooring. Secure door to inner hall.

INNER HALL:

Storage cupboard, vinyl flooring.

CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash back, vinyl flooring.

KITCHEN:

13'04 x 8'01 (4.06m x 2.46m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, cooker with electric hob, space for low level fridge, freezer, washing machine and dishwasher, wall-mounted boiler, radiator, tiled flooring.

LOUNGE / DINER:

19'07 x 15'01 (5.97m x 4.60m)

Double glazed window to rear aspect, stairs to first floor, under stairs storage area, built-in storage cupboard, radiator, vinyl flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

12'02 x 11'01 plus recess (3.71m x 3.38m plus recess)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

12'02 x 9'03 (3.71m x 2.82m)

Double glazed window to rear aspect, two double built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

9'02 max x 7'10 (2.79m max x 2.39m)

Double glazed window to rear aspect, built-in wardrobe/storage cupboard, radiator, laminate flooring.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash back, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising raised decking areas with remainder mainly laid to lawn, mature shrub border and countryside/field views to rear aspect.

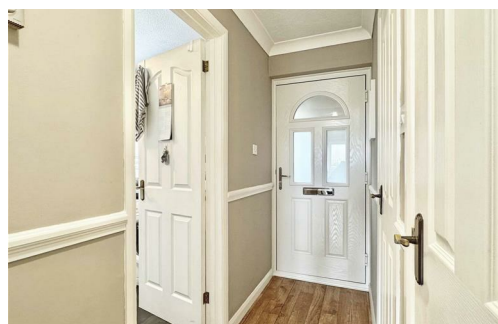
DRIVEWAY & PARKING:

Driveway parking for two vehicles.

AGENTS NOTES:

Council Tax Band: B

For further information regarding this property, 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