



## Main Road

Great Leighs, Chelmsford, CM3 1NP

**Guide Price £250,000**



Benefiting from **MASSES OF DEVELOPMENT POTENTIAL**, with a spacious plot, 22? CONSERVATORY & utility room is this two double bedroom **SEMI-DETACHED** bungalow. Offering versatile accommodation with scope to extend (stpp) & set in a sought after village.



# Main Road, Great Leighs, Chelmsford, CM3 1NP

## advert summary

\*\*\*GUIDE PRICE ?250,000-?260,000\*\*\*

Hamilton Piers, the leading local property specialists in Great Leighs, are delighted to bring to the market for sale this two double bedroom SEMI-DETACHED bungalow, benefiting from MASSES OF DEVELOPMENT POTENTIAL, with a spacious plot, 22? CONSERVATORY & utility room. Offering versatile accommodation with scope to extend (stpp) & set in a sought after village location.

The property is centrally located in the heart of Great Leighs, set on the periphery of Chelmsford with close proximity to the A120/M11, Felsted & Chelmsford.

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

### ENTRANCE?LOBBY:?

Double glazed window to side aspect, carpeted flooring, textured ceiling.

### LOUNGE:?(12'11" x 10'11")

Double glazed window to front aspect, radiator, laminate wood flooring, smooth ceiling.

### INNER?HALL:

Laminate wood flooring, smooth ceiling.

### FAMILY?BATHROOM:?

Double glazed opaque window to rear aspect, enclosed double shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, laminate wood flooring, textured ceiling.

### DINING?AREA:?(9'10" x 6'05")

Open plan to kitchen, radiator, laminate wood flooring, textured ceiling.

### KITCHEN: (11'04" x 7'04")

Windows to conservatory and utility, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, space for dishwasher, oil fired boiler, laminate wood flooring, smooth ceiling.

### UTILITY?ROOM: (8'06" x 7'00")

Window to conservatory, base units, space for washing machine, laminate wood flooring, smooth ceiling.

### CONSERVATORY:?(22'02" x 8'09")

Brick construction with polycarbonate roof, concrete flooring, door to side aspect and access to outbuildings.

### MASTER BEDROOM:?(16'11" x 9'08")

Double glazed window to front aspect, radiator, wood flooring, smooth ceiling.

### BEDROOM?TWO:?(9'10" x 9'10")

Double glazed window front aspect, radiator, laminate wood flooring, textured ceiling.

### EXTERIOR:-

### REAR AND?SIDE GARDENS:

Enclosed plot with hard standing path and patio, mainly laid to lawn with mature trees and shrubs.

### PARKING:

Parking is currently on street but there is space available for driveway parking, subject to the relevant planning permissions being permitted.

### AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

### PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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