



## Catherines Close

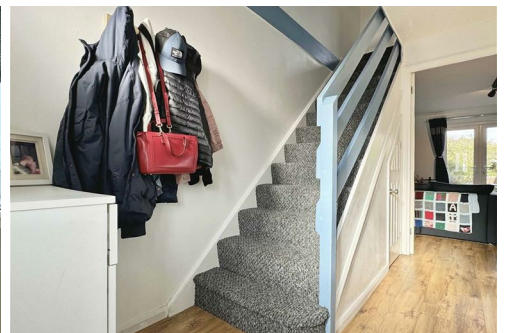
Great Leighs, Chelmsford, CM3 1RX

**Asking Price £300,000**



Freehold  
Tax Band: B

Boasting a 70' UNOVERTLOOKED rear garden with COUNTRYSIDE VIEWS to the rear, a RECENTLY REFITTED kitchen, bathroom, EV charging point & radiators, plus driveway parking to the front and further allocated parking to rear is this two DOUBLE bedroom END-TERRACE property. Benefiting from plenty of POTENTIAL TO EXTEND (STPP) and set in a CUL-DE-SAC location within the popular village of Great Leighs, with easy access to A120/M11, Felsted & Chelmsford. Ideal for first time buyers!!



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

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed composite entry door, double glazed window to front aspect, stairs to first floor, radiator, wooden flooring.

### KITCHEN:

10'10 x 5'10 (3.30m x 1.78m)

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, built-in oven with Bosch induction hob and extractor over, integrated dishwasher, space for fridge/freezer and washing machine, wooden flooring.

### LOUNGE / DINER:

13'08 x 11'10 (4.17m x 3.61m)

Double glazed windows to rear aspect, radiator, wooden flooring. Double doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### MASTER BEDROOM:

11'10 x 8'11 (3.61m x 2.72m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM TWO:

11'06 reducing to 8'07 x 9'01 (3.51m reducing to 2.62m x 2.77m)

Two double glazed windows to front aspect, built-in airing cupboard (housing hot water tank), radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, inset WC,

vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

70' unoverlooked rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn with shrub borders, shed to garden rear and gated access to allocated parking area.

### DRIVEWAY & PARKING:

Driveway parking on front for one vehicle with newly installed EV charging point. Allocated parking to the property rear, accessed via adjacent service road.

### AGENTS NOTES:

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.

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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