



Catherines Close

Great Leighs, Chelmsford, CM3 1RX

Guide Price £300,000



****GUIDE PRICE £300,000-£325,000**** Benefiting from **NO ONWARD CHAIN**, with **POTENTIAL TO EXTEND** (stpp) and two reception rooms is this three bedroom terraced property. Offered with two allocated parking spaces, a generous rear garden and located within a quiet **CUL-DE-SAC** in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, storage heater, carpeted flooring, textured ceiling, double doors to lounge.

LOUNGE:

13'02 x 11'09 (4.01m x 3.58m)

Double glazed window to front aspect, fireplace surround, storage heater, carpeted flooring, smooth ceiling, open to dining room.

DINING ROOM:

10'11 x 7'09 (3.33m x 2.36m)

Double glazed window to rear aspect, storage heater, smooth ceiling, double glazed french doors to rear garden.

KITCHEN:

11'04 x 7'07 (3.45m x 2.31m)

Double glazed window to rear aspect, matching wall and base units, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, dishwasher, space for fridge/freezer and washing machine, laminate wood flooring, smooth ceiling, double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, textured ceiling.

MASTER BEDROOM:

13'02 x 8'10 (4.01m x 2.69m)

Double glazed window to front aspect, built-in wardrobes, storage heater, carpeted flooring, textured ceiling.

BEDROOM TWO:

9'02 x 8'11 (2.79m x 2.72m)

Double glazed window to rear aspect, airing cupboard, storage heater, carpeted flooring, textured ceiling.

BEDROOM THREE:

9'09 x 6'06 (2.97m x 1.98m)

Double glazed window to front aspect, built-in cupboard, storage heater, carpeted flooring, textured ceiling.

BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, vinyl flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden with patio area, mainly laid to lawn with large summer house, side access via gate.

PARKING:

Allocated parking spaces for two vehicles.

AGENTS NOTES:

For further information 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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