HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Elder Close

Freehold
Tax Band: C

## Chelmsford, CM1 4FU

**Offers Over £390,000**

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Boasting an UNOVERLOOKED & South-West facing rear garden with OUTSIDE OFFICE/GYM and offering a spacious 15' lounge, modern kitchen/diner and EN-SUITE is this IMMACULATELY PRESENTED two bedroom SEMI-DETACHED property. Benefiting from a NEWLY UPDATED bathroom, driveway parking with CARPORT (with loft storage over) and situated on a newly established development in a MEWS POSITION. Contact Hamilton Piers to view.

# Elder Close, Chelmsford, CM1 4FU

## Ground Floor:

### Entrance Hall:
Composite entrance door to front, doors to cloakroom, lounge, stairs to first floor, radiator, wood effect flooring.

### Lounge:
15'1" x 9'3" (4.60m x 2.82m)
Double glazed window to front, door to kitchen diner, cupboard, radiator, wood effect flooring.

### Kitchen Diner:
12'8" x 8'4" (3.86m x 2.54m)
Double glazed window and french doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with stainless steel splashback and extractor over, dishwasher, space for fridge freezer, washing machine, radiator, wood effect flooring.

## First Floor:

### Landing:
Doors to bedroom one, bedroom two, family bathroom, loft access.

### Bedroom One:
9'10" x 8'5" (3.00m x 2.57m)
Double glazed window to rear, door to en-suite, radiator, wood effect flooring.

### En-Suite:
Fully tiled shower cubicle, low level W/C, pedestal hand wash basin, chrome towel radiator, part tiled walls.

### Bedroom Two:
12'9" x 8'7" (3.89m x 2.62m)
Two double glazed windows to front, radiator, cupboard, wood effect flooring.

### Family Bathroom:
6'3" x 5'8" (1.91m x 1.73m)
Panel bath with shower over & rain shower, vanity wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:
Paved patio to immediate rear, gated side access, stepping stones to rear to give access to gym/office and shed, mature shrubs to border, rest laid to artificial lawn.

### Gym / Office:
11'6" x 7' (3.51m x 2.13m)
Double glazed french doors to front, power and lighting, fully insulated.

### Frontage & Parking:
Driveway with carport for 2/3 cars, also boarded for plenty of storage, path to front entrance door.

### Agent Notes:
Council Tax Band: C

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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.