HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Sawkins Gardens

Chelmsford, CM2 9SD

Freehold
Tax Band: C

Guide Price £375,000

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GUIDE PRICE £375,000-£400,000 Offering NO ONWARD CHAIN and benefiting from a 16' DUAL ASPECT lounge plus 16' dining room & large kitchen/breakfast room is this EXTENDED three bedroom end-terrace property. Boasting a sizeable rear garden with POTENTIAL TO EXTEND (STPP), a RECENTLY REFITTED shower room and driveway parking for 2-3 vehicles. Ideally located close to shops/amenities & within close proximity to Chelmsford City Centre.

Sawkins Gardens, Chelmsford, CM2 9SD

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, wooden flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, vinyl flooring.

LOUNGE:
16'01 x 11'10 (4.90m x 3.61m)
Double glazed window to front aspect, central fireplace with hearth and mantlepiece, radiator, wooden flooring and French doors to rear aspect.

KITCHEN / BREAKFAST ROOM:
12'09 x 11'10 reducing to 8'08 (3.89m x 3.61m reducing to 2.64m)
Double glazed window to rear aspect, a series of matching base and wall units, built-in double oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, single bowl sink with central mixer tap and drainer, under stairs storage area, radiator, wooden flooring. Opening to dining room..

DINING ROOM:
16'04 x 6'07 (4.98m x 2.01m)
Double glazed window to rear aspect, access door to gated side alley (storage area), radiator, wooden flooring. Doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to rear aspect, airing cupboard (housing boiler), loft access, radiator, carpeted flooring.

MASTER BEDROOM:
12'05 x 11'00 (3.78m x 3.35m)
Double glazed window to front aspect, recessed wardrobe area, radiator, carpeted flooring.

BEDROOM TWO:
11'11 x 7'11 (3.63m x 2.41m)
Double glazed window to front aspect, recessed wardrobe area, radiator, carpeted flooring.

BEDROOM THREE:
8'09 x 7'10 (2.67m x 2.39m)
Double glazed window to rear aspect, radiator, wooden flooring.

SHOWER ROOM:
Opaque double glazed window to rear aspect, large enclosed double shower unit, low level WC, pedestal wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Fenced rear garden commencing with patio area to immediate rear with remainder mainly laid to lawn, large shed to rear, mature shrub and hedge borders.

DRIVEWAY & PARKING:
Driveway parking for 2-3 vehicles.

AGENTS NOTES:
Council Tax Band: TBC

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.