



Navigation Road

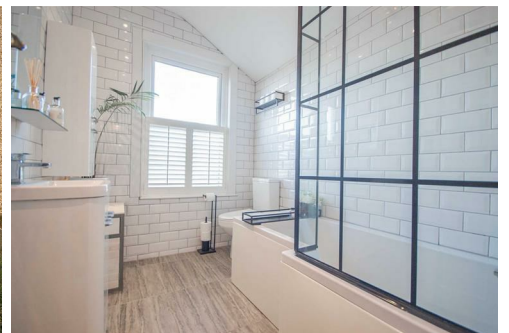
Chelmsford, CM2 6HD

£425,000

Freehold
Tax Band: C



RECENTLY RENOVATED THROUGHOUT and offered for sale in IMMACULATE order is this semi detached home located within a very SHORT WALK TO THE CITY CENTRE. Boasting an IMPRESSIVE 25' KITCHEN DINER, lounge, TWO DOUBLE BEDROOMS, newly-fitted bathroom, landscaped rear garden with SUMMER HOUSE / OFFICE and PARKING TO REAR, plus potential to extend, stpp. Call Hamilton Piers of Chelmsford to view!



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

GROUND FLOOR:-

ENTRANCE:

Composite entrance door to front, open to lounge:-

LOUNGE: (11'10" x 11'7")

Double glazed window to front, door to kitchen diner, log burner, radiator, wood effect flooring.

KITCHEN DINER: (25'4" x 11'10" > 6'4")

Dual aspect double glazed windows to rear and side, composite door to side, boiler to cupboard, range of wall and base units, square edge quartz work surfaces with sink inset, integrated fridge freezer, wine fridge, low level oven, induction hob with extractor over, dishwasher, space for washing machine, island with seating for 4, radiator, door to stairs to first floor, cupboard, wood effect flooring.

FIRST FLOOR:-

LANDING:

Doors to bedroom one, bedroom two, family bathroom, loft access, radiator.

BEDROOM ONE: (11'10" x 11'2")

Double glazed window to front, cupboard, fitted wardrobes, radiator.

BEDROOM TWO: (11'2" x 8'8")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, P shaped bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

EXTERIOR:-

FRONT GARDEN:

Path to gated side access to low maintenance front garden. Parking space to rear and additional on street parking to front.

REAR GARDEN:

Paved patio to immediate rear, gated side access, path to summer house to rear and gated rear access to parking space, mature shrubs to border, rest laid to lawn.

SUMMER HOUSE: (10'6" x 10'5")

Power and lighting connected

AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

DISCLAIMER:

At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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