



Nursery Road

Chelmsford, CM2 9PJ

Asking Price £400,000

Freehold
Tax Band: C



Located within a short walk to the CITY CENTRE and being sold with NO ONWARD CHAIN is this well presented THREE BEDROOM terraced home, boasting a lounge and a separate dining room , re-fitted kitchen with wifi controlled appliances, NEWLY FITTED BOILER with 10 year warranty, shower room, PRIVATE REAR GARDEN with space potential to extend STP and on-street residents permit parking. Ideally located in the highly regarded Old Moulshsm area - within walking distance to local schooling and Chelmsford's mainline station. Contact Hamilton Piers to view.



Nursery Road, Chelmsford, CM2 9PJ

GROUND FLOOR ACCOMMODATION:

ENTRANCE:

Secure composite part glazed front door onto lounge.

LOUNGE:

11'04" x 11'00" (3.45m x 3.35m)

Double glazed window to front, radiator, door to hall space with stairs to first floor, door to diner.

DINING ROOM:

11'03" x 11'00" (3.43m x 3.35m)

Double glazed window to rear, understair storage, radiator, door to kitchen.

KITCHEN:

11'04" x 7'05" (3.45m x 2.26m)

Dual aspect double glazed x2 windows to rear, window to side and door to side onto garden, roll edge worktops with stainless sink inset, integrated oven and fridge freezer, electric oven with extractor over, matching wall and base units, wifi controlled dishwasher and washing machine, microwave, tiled flooring.

FIRST FLOOR:

Landing with doors to bedroom one, bedroom two, bedroom three, shower room, loft hatch.

BEDROOM ONE:

11'04" x 11'00" (3.45m x 3.35m)

Double glazed window to the front, radiator, fitted wardrobe.

BEDROOM TWO:

11'04" x 9'00" (3.45m x 2.74m)

Double glazed window to rear, radiator.

BEDROOM THREE:

8'01" x 6'07" (2.46m x 2.01m)

Double glazed window to rear, airing cupboard housing new wifi controlled boiler, hard wired internet connection, radiator.

SHOWER ROOM:

8'01" x 4'01" (2.46m x 1.24m)

Walk in shower, low level W/C, vanity hand basin, fully tiled, extractor fan.

REAR GARDEN:

Laid to lawn with patio area to rear, storage shed with power connected, side access (shared with two neighbouring properties).

FRONTAGE & PARKING:

Small shingle front with picket fence and gate, on street permit parking (Approx £40 pa)



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

