



## Aldeburgh Way

Chelmsford, CM1 7PD

Freehold  
Tax Band: D

**Guide Price £425,000**



Being sold with NO ONWARD CHAIN is this semi detached home offering EXCELLENT POTENTIAL TO EXTEND (STP), spacious lounge, separate dining room, re-fitted kitchen, THREE GOOD SIZED BEDROOMS, cloakroom, UNOVERLOOKED REAR GARDEN with door to GARAGE and parking area, plus excellent potential to create a driveway to the front. Ideally located within WALKING DISTANCE TO THE CITY CENTRE and highly regarded local schooling. Call HAMILTON PIERS to view.



# Aldeburgh Way, Chelmsford, CM1 7PD

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## Ground Floor:

### Entrance Porch:

Double glazed sliding door to front, UPVC door to entrance hall.

### Entrance Hall:

Doors to cloakroom, kitchen, lounge, stairs to first floor, radiator.

### Cloakroom:

Obscure double glazed window to side, wall mounted hand wash basin, low level W/C.

### Kitchen:

12' x 7'4" (3.66m x 2.24m)

Double glazed window to rear, obscure UPVC door to side, door to dining room, range of wall and base units, rolled edge work surfaces with sink inset, boiler to wall, space for cooker, washing machine, dishwasher, fridge freezer, part tiled walls.

### Dining Room:

12'1" x 9'9" (3.68m x 2.97m)

Double glazed sliding door to rear, radiator, door to lounge.

### Lounge:

13'3" x 11'5" (4.04m x 3.48m)

Double glazed window to front, radiator.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, shower room, loft access.

### Bedroom One:

13'3 x 9'1" (4.04m x 2.77m)

Double glazed window to front, radiator, cupboard.

### Bedroom Two:

12'1" x 10'2" (3.68m x 3.10m)

Double glazed window to rear, radiator, cupboard.

### Bedroom Three:

9'7" x 8' (2.92m x 2.44m)

Double glazed window to front, radiator.

### Shower Room:

10'1" x 4'11" (3.07m x 1.50m)

Obscure double glazed windows to side, fully tiled double shower cubicle, vanity wall mounted hand wash basin, low level W/C, radiator, tiled walls and flooring.

### Frontage:

Path to front entrance door, mature shrubs, excellent potential for a dropped kerb for driveway parking for 2/3 cars.

### Rear Garden:

Paved patio to immediate rear, gated side access, door to garage, door to shed, mature shrubs to border, rest laid to lawn.

### Agent Notes:

Council tax band: D



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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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