



Eridge Close

Chelmsford, CM1 6TS

Freehold
Tax Band: D

£425,000



Being sold with NO ONWARD CHAIN is this LINK DETACHED family home boasting THREE GOOD SIZED BEDROOMS, kitchen, utility room, cloakroom, SPACIOUS 23' LOUNGE DINER, family bathroom with separate W/C, PRIVATE REAR GARDEN, garage (with potential to convert) & driveway parking, plus EXCELLENT POTENTIAL TO EXTEND (STP). Ideally located on Springfield's sought-after Uplands Development - within catchment for highly regarded local schooling. Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Porch:

UPVC entrance door to front, door to entrance hall.

Entrance Hall:

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

Lounge Diner:

23'9" x 11'4" > 9'5" (7.24m x 3.45m > 2.87m)
Double glazed window to front, two radiators.

Kitchen:

10'4" x 7'11" (3.15m x 2.41m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, gas hob with with extractor over, space for under counter fridge, entrance to utility room, cupboard, part tiled walls.

Utility Room:

10'1" x 5'6" (3.07m x 1.68m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces, boiler to wall, doors to cloakroom, garage, space for washing machine.

Cloakroom:

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

First Floor:

Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C, radiator.

Bedroom One:

11'9" x 11'5" > 9'6" (3.58m x 3.48m > 2.90m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

11'6" > 9'6" x 10'2" (3.51m > 2.90m x 3.10m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:

8'1" x 7'11" (2.46m x 2.41m)
Double glazed window to front, radiator, cupboard.

Family Bathroom:

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, radiator.

Separate W/C:

Obscure double glazed window to rear, low level W/C.

Exterior:

Frontage, Parking & Garage:

Driveway parking, garage with up and over door, mature shrubs to border, rest laid to lawn.

Rear Garden:

Paved patio to immediate rear, mature shrubs and trees to border, door to shed, 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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