



## Hyacinth Court

Chelmsford, CM1 6XQ

**£325,000**

Freehold  
Tax Band: C



Hamilton Piers of Springfield are pleased to offer for sale this THREE BEDROOM terraced home that boasts a GENEROUS-SIZED GARDEN, driveway parking and GARAGE with potential to convert, stp. Also offering dining room that is part open plan to lounge, fitted kitchen and bathroom. Located close to local schooling, shops and easy access to the city centre. Contact Springfield's local agent to view!



# Hyacinth Court, Chelmsford, CM1 6XQ

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## Ground Floor:

### Entrance:

Composite entrance door to front, open to:-

### Dining Room:

11'3" x 9'8" (3.43m x 2.95m )

Double glazed window to front, door to kitchen, opens to lounge, storage heater.

### Lounge:

15'1" x 10'7" (4.60m x 3.23m)

Double glazed window to rear, stairs to first floor, storage heater.

### Kitchen:

10'7" x 6'9" (3.23m x 2.06m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with sink inset, space for fridge freezer, cooker, washing machine, part tiled walls, wood effect flooring.

## First Floor:

### Landing:

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

### Bedroom One:

12'2" x 10' (3.71m x 3.05m)

Double glazed window to front, electric heater.

### Bedroom Two:

11'5" x 9'9" (3.48m x 2.97m )

Two double glazed windows to rear, electric heater.

### Bedroom Three:

9'4" x 7'8" (2.84m x 2.34m)

Double glazed window to front, cupboard.

### Shower Room:

6'7" x 5' (2.01m x 1.52m)

Obscure double glazed window to rear, fully tiled shower

cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls, wood effect flooring.

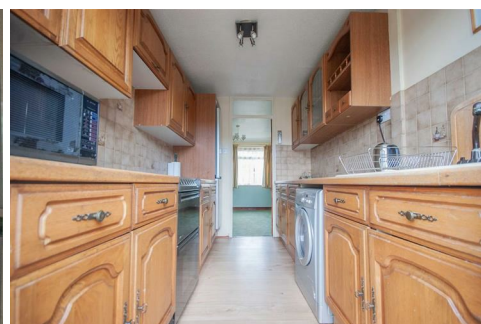
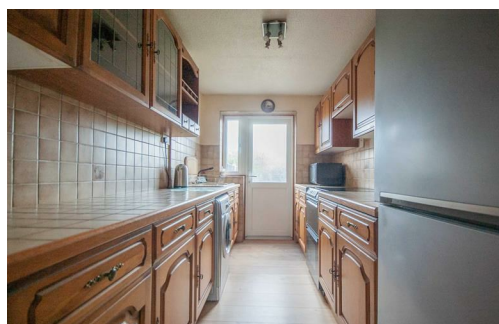
## Exterior:

### Rear Garden:

Paved patio to immediate rear, gated rear access, door to shed, rest laid to lawn.

### Frontage, Parking & Garage:

Garage with up and over door (excellent potential to convert), driveway parking for 2 cars.



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.

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