



Waveney Drive

Chelmsford, CM1 7PZ

Guide Price £400,000



EXTENDED to the FRONT & REAR is this WELL PRESENTED terraced property boasting THREE GREAT SIZED BEDROOMS, modern bathroom, IMPRESSIVE 24' LOUNGE, spacious kitchen breakfast room, dining/PLAY ROOM, entrance hall & cloakroom, and an UNOVERLOOKED REAR GARDEN. Located within walking distance to the CITY CENTRE and highly regarded local schooling. Call Hamilton Piers of Springfield to view!



Ground Floor:

Entrance Hall:

UPVC door to front, dual aspect double glazed windows to side and front, doors to cloakroom, kitchen breakfast room, double doors to lounge, stairs to first floor, cupboard, radiator, wood effect flooring.

Cloakroom:

Obscured double glazed window to front, low level W/C, wall mounted hand wash basin, tiled walls, wood effect flooring.

Lounge:

24'6" x 12'0" > 10' (7.47m x 3.66m > 3.05m)

Double glazed window to front, doors to dining / play room, electric fire, two radiators.

Dining / Play Room:

9'11" x 7'2" (3.02m x 2.18m)

Double glazed sliding door to rear, skylight, door to kitchen breakfast room, radiator, wood effect flooring.

Kitchen Breakfast Room

23'2" x 10' > 8'9" (7.06m x 3.05m > 2.67m)

Double glazed window and door to rear, skylight, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker with extractor over, washing machine, dishwasher, cupboard, radiator, wood effect flooring.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, airing cupboard housing boiler.

Bedroom One:

12'10" x 11' (3.91m x 3.35m)

Double glazed window to front, cupboard, radiator.

Bedroom Two:

12'10" > 9'10" x 10'11" (3.91m > 3.00m x 3.33m)

Double glazed window to rear, cupboard, radiator.

Bedroom Three:

9'1" x 7'10" (2.77m x 2.39m)

Double glazed window to rear, radiator.

Family Bathroom:

Obscure double glazed window to front, panel bath with shower over, vanity hand wash basin, low level W/C, towel radiator, part tiled walls, wood effect flooring.

Exterior:

Frontage & Parking:

Mature shrubs to border, path to entrance door, rest laid to lawn.

Rear Garden:

Paved patio to immediate rear, decking area to rear, gated rear access, door to brick built shed.

Agent Notes:

Boiler is 3 years old

Council tax band: C



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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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