



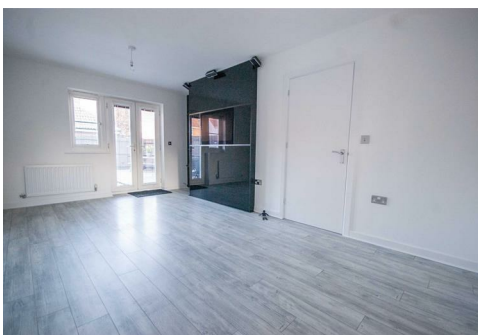
Ratcliffe Gate

Chelmsford, CM1 6AL

Guide Price £350,000



Boasting TWO DOUBLE BEDROOMS, a 13' LOFT ROOM and being sold with NO ONWARD CHAIN is this well presented semi detached home that further offers a spacious lounge diner, modern fitted kitchen, entrance hall, MODERN CLOAKROOM & BATHROOM, two allocated parking spaces with storage area and a PRIVATE REAR GARDEN. View today!



Ratcliffe Gate, Chelmsford, CM1 6AL

Ground Floor:-

Entrance Hall:

Composite entrance door to front, double glazed window to front, doors to kitchen, lounge diner, cloakroom, stairs to first floor, cupboard, tiled flooring.

Cloakroom:

Pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Kitchen:

9' x 8'11" (2.74m x 2.72m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with stainless steel splashback and extractor over, washing machine, slimline dishwasher, space for fridge freezer, radiator, tiled flooring.

Lounge:

18' x 9'11" (5.49m x 3.02m)

Double glazed window to front, double glazed french doors and window to rear, built in TV mounted unit with speakers, two radiators, wood effect flooring.

First Floor:-

Landing:

Doors to bedroom one, bedroom two, family bathroom, airing cupboard.

Bedroom One:

13'9" > 9'3" x 8'7" (4.19m > 2.82m x 2.62m)

Two double glazed windows to front, three cupboards, radiator, wood effect flooring.

Bedroom Two:

11'5" x 9'1" > 6'9" (3.48m x 2.77m > 2.06m)

Double glazed window to rear, cupboard with ladder to loft room, radiator, wood effect flooring.

Loft Room:

12'11" x 5'6" max (3.94m x 1.68m max)

Velux window, door to storage area, wood effect flooring.

Family Bathroom:

7'7" x 5'7" (2.31m x 1.70m)

Obscure double glazed window to rear, p shaped bath with shower over, pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Exterior:-

Frontage & Parking:

Path to front entrance door, two parking spaces one is under a carport with storage area.

Rear Garden:

Paved patio to immediate rear, decking area to side, gated rear access.



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

