HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Corporation Road

Freehold
Tax Band: C

Chelmsford, CM1 2AR

Guide Price £425,000

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A well presented semi detached property boasting a 70FT REAR GARDEN, re-fitted modern kitchen and THREE GOOD-SIZED BEDROOMS, ideally located within a SHORT WALK TO THE CITY CENTRE, it's mainline train station and Chelmsford's Grammar Schools! Also offering an entrance hall with utility/storage cupboard, a LARGE 22' OPEN PLAN LOUNGE DINER & CONSERVATORY, d/s cloakroom, UTILITY ROOM, family bathroom with separate w/c, DRIVEWAY PARKING FOR 3 CARS and excellent space/potential to extend, stpp. Contact Hamilton Piers to view!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part glazed composite front door into entrance hall, understair storage, storage/utility cupboard, stairs to first floor, radiator, wood effect flooring, doors to-

STORAGE/ UTILITY CUPBOARD:
Double glazed window to side, space for tumble dryer.

KITCHEN:
12'9" x 7'4" (3.89m x 2.24m)
Double glazed window to side, round edge worktops with stainless drainer sink inset, electric hob with extractor over, matching wall and base units with wall mounted boiler housed, integrated oven, wood effect flooring, door to utility room.

UTILITY ROOM:
7'5" x 5'4" (2.26m x 1.63m)
Double glazed french doors to rear, space for fridge freezer, washing machine and tumble dryer, door to cloakroom.

CLOAKROOM:
Double glazed window to side, low level w/c, vanity hand basin, fully tiled.

LOUNGE DINER:
22'1" x 12'8" >11'6" (6.73m x 3.86m >3.51m)
Dual aspect double glazed window to front and french doors to rear into conservatory, log burner, radiator, wooden flooring.

CONSERVATORY:
8'3" x 6'5" (2.51m x 1.96m)
Glass surround with sliding doors to rear into garden, wooden flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side, loft hatch, airing cupboard, doors to-

BEDROOM ONE:
12'1" x 11'3" (3.68m x 3.43m)
Double glazed window to rear, radiator, wooden flooring.

BEDROOM TWO:
10'7" x 9'11" (3.23m x 3.02m)
Double glazed window to front, radiator, wooden flooring.

BEDROOM THREE:
8'9" x 8'1 (2.67m x 2.46m)
Double glazed window to side, radiator, wooden flooring.

BATHROOM:
6'4" x 5'1" (1.93m x 1.55m)
Double glazed window to front, bath with shower over, vanity hand basin, radiator, fully tiled, wood effect flooring.

W/C:
Double glazed window to side, low level w/c, vanity hand basin, radiator, wood effect flooring.

EXTERIOR:

REAR GARDEN:
70' (21.34m)
Decked area to immediate rear of property with pergola, raised bbq area to side, composite storage shed, side access gate to front of the property, laid to lawn with raised beds to rear of garden.

FRONTAGE & PARKING:
Driveway parking for up to 3 vehicles, access gate to rear of property.

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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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