HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Meon Close

Freehold
Tax Band: C

Chelmsford, CM1 7QQ

Guide Price £400,000

3 2 2

Offered for sale is this EXTENDED semi-detached property boasting THREE GOOD SIZED BEDROOMS, dining room, SPACIOUS LOUNGE with STUDY AREA, modern kitchen and bathroom, entrance hall with cloakroom, private rear garden and paved frontage with potential for a dropped kerb to create a PRIVATE DRIVEWAY*. Ideally located close to local shops, schools and walking distance to the city centre! Contact Hamilton Piers of Springfield to view!

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Ground Floor:

Entrance Hall:
Entrance door to front, doors to cloakroom, lounge, kitchen, cupboard, stairs to first floor, radator, wood effect flooring.

Cloakroom:
Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, radiator, tiled flooring.

Lounge with Study Area:
24'8" x 12' > 10' (7.52m x 3.66m > 3.05m)
Double glazed window to front, entrance to dining room, two radiator, parquet flooring.

Dining Room:
17'4" x 8'1" (5.28m x 2.46m)
Double glazed french doors to rear, door ot side, radiator, tiled flooring, open to:-

Kitchen:
12' x 8'10" (3.66m x 2.69m)
Double glazed window to side, range of wall and base units, square ede work surfaces with stainless steel sink inset, integrated fridge freezer, oven, microwave, gas hob with extractor over, dishwasher, space for washing machine, tiled flooring.

First Floor:

Landing:
Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

Bedroom One:
12'11" x 11'1" (3.94m x 3.38m)
Double glazed window to front, radiator, fitted wardrobes.

Bedroom Two:
10'10" x 10'1" (3.30m x 3.07m)
Double glazed window to rear, radiator.

Bedroom Three:
9'1" x 7'11" (2.77m x 2.41m)
Double glazed window to rear, radiator.

Family Bathroom:
6' x 5'8" (1.83m x 1.73m)
Obscure double glazed window to front, panel bath with shower over, pedestal hand wash basin, low level W/C, towel radiator, tiled walls and flooring.

Exterior:

Frontage & Potential Parking:
Paved frontage with perfect potential for a dropped kerb for driveway parking subject to relevant permissions.

Rear Garden:
Paved patio to immediate, mature shrubs to border, rest laid to lawn.

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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.