HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Arbour Lane

Freehold
Tax Band: C

Chelmsford, CM1 7SB

Guide Price £415,000

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Being sold with NO ONWARD CHAIN and boasting a 110' REAR GARDEN is this semi detached bungalow, within walking distance to the CITY CENTRE and it's mainline train station! Offering TWO GOOD SIZED BEDROOMS, spacious lounge and conservatory, re-fitted kitchen, MODERN FAMILY BATHROOM, generous frontage with parking for 4 CARS, plus a GARAGE/WORKSHOP. Contact Hamilton Piers to view!

Arbour Lane, Chelmsford, CM1 7SB

Ground Floor:

Entrance Hall:
Composite entrance door to side, doors to lounge, kitchen, bedroom one, bedroom two, family bathroom, cupboard, radiator, wood effect flooring.

Lounge:
15' x 12' (4.57m x 3.66m)
Window and door to conservatory, fireplace, radiator, wood effect flooring.

Conservatory:
11'1" x 7'5" (3.38m x 2.26m)
UPVC roof, double glazed window to rear and side, UPVC door to side.

Kitchen:
10'10" > 9'1" x 8'10" (3.30m > 2.77m x 2.69m)
Double glazed window to rear, UPVC door and window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for washing machine, fridge freezer, boiler to cupboard, radiator, part tiled walls.

Bedroom One:
12' x 11' (3.66m x 3.35m)
Double glazed window to front, radiator.

Bedroom Two:
9'6" x 8'8" (2.90m x 2.64m)
Double glazed window to front, radiator, wood effect flooring.

Family Bathroom:
6'6" x 5'6" (1.98m x 1.68m)
Obscure double glazed window to side, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, towel radiator, part tiled walls, tiled flooring.

Exterior:

Rear Garden:
Paved patio to immediate rear, door to shed, door to garage/workshop with power connected, gated side access, mature shrubs and trees to border, rest laid to lawn, approx 110'.

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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.