HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Waveney Drive

Freehold
Tax Band:

Chelmsford, CM1 7QB

£410,000

3 2 1

Offered for sale with NO ONWARD CHAIN is this IMMACULATE and newly decorated terraced home, boasting THREE GOOD SIZED BEDROOMS, LARGE 24' LOUNGE with dining area, DRIVEWAY PARKING for 2 cars, exclusively offered for sale by Springfield's multi award winning local agent and ideally located within walking distance to the CITY CENTRE (along the bunny walks / river Chelmer) and highly regarded local schooling.

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:
UPVC entrance door to front, doors to cloakroom, lounge/diner, kitchen, stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM:
Obscured double glazed window to front, vanity hand wash basin, low level W/C, tiled walls and flooring.

LOUNGE/DINER: (24'5" x 12' >10')
A very impressive sized reception room with Double glazed window to front, double glazed sliding door to rear, two radiators.

KITCHEN: (12'3" x 8'11")
Double glazed window and door to rear, range of wall and base units, square edge work surface with stainless steel sink inset, integrated low level oven, gas hob with stainless steel splashback and extractor over, dishwasher, fridge freezer, space for washing machine, radiator, part tiled walls, wood effect flooring..

FIRST FLOOR ACCOMMODATION:-

LANDING:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, airing cupboard.

BEDROOM ONE: (12'10" x 11')
Double glazed window to front, radiator.

BEDROOM TWO: (13' > 9'11" x 11'2")
Double glazed window to rear, radiator.

BEDROOM THREE: (9'1" x 8'1")
Double glazed window to rear, radiator.

SHOWER ROOM:
Obscure double glazed window to front, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

EXTERIOR:

REAR GARDEN:
Paved patio to immediate rear, paved path to far rear patio area, door to shed, gated rear access (offering access to garage), mature shrubs border, rest laid to lawn, Approx 34'.

FRONT GARDEN:
Paved driveway for 2 cars, residents parking to front and GARAGE to rear in block.

AGENTS NOTES
If you have any further questions regarding this property, please call .

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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.