HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cusak Road

Freehold
Tax Band: C

Chelmsford, CM2 6XH

Guide Price £325,000

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Boasting TWO GOOD-SIZED BEDROOMS, a private rear garden and parking for TWO CARS is this FREEHOLD terraced home that has been PRICED TO SELL and offered for sale with NO ONWARD CHAIN. Also offering an entrance hall, fitted kitchen, lounge diner and family bathroom. Ideally located close to local schooling, shops/amenities and Chelmsford's City Centre. Contact Hamilton Piers, Chelmer Village's local property experts, to view!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Entrance door into hallway, storage cupboard, radiator, stgairs to first floor, doors to-

KITCHEN:
9'05" x 5'11" (2.87m x 1.80m)
Double glazed window to front, round edge worktops with stainless drainer sink inset, gas hob with extractor over, oven, fridge freezer, washing machine, matching wall and base units, wall mounyed boiler, tiled splasbacks, raditor, vinyl flooring.

LOUNGE DINER:
14'11" x 12'03" (4.55m x 3.73m)
Double glazed window and french doors to rear, understair storage cupboard, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft hatch, radiator, doors to-

BEDROOM ONE:
12'03" x 9'02" (3.73m x 2.79m)
Double glazed window to rear, radiator.

BEDROOM TWO:
12'03" x 8'09" > 5'07" (3.73m x 2.67m > 1.70m)
Double glazed window to front, airing cupboard, radiator.

BATHROOM:
6'05" x 5'07" (1.96m x 1.70m)
Bath with shower over, pedestal hand basin, low level w/c, fully tiled, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear with the rest laid to lawn, wooden shed, back gate with rear access.

FRONTAGE & PARKING:

Located in a cul-de-sac, with 2 allocated parking bays opposite the 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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