HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Church Hill

Chelmsford, CM3 3LS

Freehold
Tax Band: B

Guide Price £365,000

4 2 2

Being sold with NO ONWARD CHAIN is this well presented EXTENDED terraced property boasting FOUR DOUBLE BEDROOMS plus NURSERY/STUDY, modern shower room and family bathroom, spacious lounge, kitchen diner, UTILTY ROOM with excellent potential for further extensions (STP) and private UNOVERLOOKED REAR GARDEN.

Church Hill, Chelmsford, CM3 3LS

Ground Floor:

Entrance Porch:
Composite entrance door to front, obscure double glazed window to side, stairs to first floor, door to lounge, radiator.

Lounge:
15'4" > 13'2" x 12'8" (4.67m > 4.01m x 3.86m)
Double glazed window to front, entrance to kitchen diner, two radiators, working fireplace.

Kitchen Diner:
18'5" x 9'3" (5.61m x 2.82m)
Double glazed french doors and windows to rear, door to utility room, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for American fridge freezer, Rangemaster cooker with splash back and extractor over, dishwasher, under stairs cupboard, radiator, part tiled walls, tiled flooring.

Utilty Room:
15'5" x 5'5" (4.70m x 1.65m)
Double glazed sliding door and window to side, range of base units, boiler to wall, space for washing machine, tumble dryer, tiled flooring. There is a door to side access that is currently boarded up but could be re-instated.

First Floor:

Landing:
Doors to bedroom one, bedroom two, study/bedroom five, shower room, stairs to second floor.

Bedroom One:
12'7" x 11'5" (3.84m x 3.48m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:
10'9" x 9'2" (3.28m x 2.79m)
Double glazed window to front, fitted wardrobes, radiator.

Study/Nursery/Bedroom Five:
8'10" 7'7" > 4'2" (2.69m 2.31m > 1.27m)
Double glazed window to front, radiator.

Shower Room:
7'7" x 5' (2.31m x 1.52m)
Obscure double glazed window to rear, walk in double shower, pedestal hand wash basin, low level W/C, radiator, tiled walls and flooring.

Second Floor:

Landing:
Doors to bedroom three, bedroom four, family bathroom.

Bedroom Three:
9' x 8'6" (2.74m x 2.59m)
Double glazed window to rear, radiator.

Bedroom Four:
13'3" x 7'10" max (4.04m x 2.39m max)
Velux window to front, radiator, eves storage.

Family Bathroom:
Obscure double glazed window to rear, panel bath with shower mixer tap, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

Exterior:

Frontage & Parking:
Slate shingle frontage with path to front door, communal parking to the front and to rear of the property.

Rear Garden:
Deck area to immediate rear, paved patio with further decking area to rear of the garden, door to shed and workshop, gated rear access, rest laid to lawn.

Agent Notes:
Council Tax Band: B

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.