HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Bodmin Road

Freehold
Tax Band: D

Chelmsford, CM1 6LL

Guide Price £475,000

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Offered for sale with NO ONWARD CHAIN is this EXTENDED semi detached home offering an IMPRESSIVE 23'10" OPEN PLAN LIVING AREA with bi-fold doors overlooking the 57' PRIVATE REAR GARDEN, three good sized bedrooms, MODERN FAMILY BATHROOM, spacious entrance hall and cloakroom, SPACIOUS LOUNGE and driveway parking for 2/3 cars. Ideally located close to popular local schooling, shops and the city centre. Contact Hamilton Piers to view!

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Ground Floor:

Entrance Hall:
Composite entrance door to front, obscure double glazed window to side, doors to cloakroom, lounge, open plan living area, stairs to first floor, radiator, Karndean flooring.

Cloakroom:
Obscure double glazed window to front, low level W/C, vanity hand wash basin, towel radiator, Karndean flooring.

Lounge:
15'3" > 12'1 x 11'8" (4.65m > 3.68m x 3.56m)
Double glazed window to front, fireplace, radiator.

Open Plan Living Area:
23'10" x 18' > 16'3" (7.26m x 5.49m > 4.95m)
Two Velux windows to rear, bi-folding doors to rear, two radiators, Karndean flooring, open plan to:-

Kitchen:
Range of wall and base units, rolled edge work surfaces with sink inset, two self cleaning low level ovens, five ring gas hob with extractor over, integrated dishwasher, washing machine, fridge freezer.

First Floor:

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

Bedroom One:
11'11" x 10'6" (3.63m x 3.20m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
11'1" x 10'5" (3.38m x 3.18m)
Double glazed window to rear, radiator.

Bedroom Three:
8'5" x 7'5" (2.57m x 2.26m)
Double glazed window to front, cupboard, radiator.

Family Bathroom:
7'11" x 7'5" (2.41m x 2.26m)
Two obscure double glazed window to rear, panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, cupboard housing boiler, tiled walls and flooring.

Exterior:

Rear Garden:
Paved patio to immediate rear, gated side access, mature shrubs to border, greenhouse, rest laid to lawn, approx 57'.

Frontage & Parking:
Driveway parking for 3 cars, 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.