HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Meadowside

## Chelmsford, CM2 6LN

**Offers In Excess Of £305,000**

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Being sold with NO ONWARD CHAIN is this DOUBLE FRONTED terraced property - located within a VERY SHORT WALK TO THE CITY CENTRE and boasting TWO DOUBLE BEDROOMS, spacious lounge, KITCHEN DINER, entrance hall, a BASEMENT / storage room (or STUDIO / GYM!!), family bathroom, and offering HIGH CEILINGS, light & airy spaces throughout. VIEWINGS ARE A MUST!

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## Ground Floor:-

### Entrance Hall:
Entrance door to front, door to lounge, kitchen diner, stairs to first floor, stairs to basement/storage room, radiator.

### Kichen Diner:
13'10" max x 12'3" max (4.22m max x 3.73m max)
Double glazed sash window to front, range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, low level oven, gas hob with extractor over, space for washing machine, dishwasher, radiator, part tiled walls, tiled flooring.

### Lounge:
13'6" > 10'4" x 12'8" max (4.11m > 3.15m x 3.86m max)
Double glazed sash window to front, fireplace with log burner, radiator, wood effect flooring.

### Basement/Storage Area:
13'3" max x 11'7" (4.04m max x 3.53m)
Glazed ceiling window, part tiled walls, tiled flooring. Potentially could be used as home studio or gym.

## First Floor:-

### Landing:
Obscure double glazed window to rear, double glazed sash window to front, doors to bedroom one, bedroom two, family bathroom, cupboard housing boiler which is under 1 year old, loft access with pull down ladder.

### Bedroom One:
12'3" x 12'11" max (3.73m x 3.94m max)
Double glazed sash window to front, radiator.

### Bedroom Two:
13'5" x 6'6" (4.09m x 1.98m)
Double glazed sash window to front, fitted wardrobes, radiator.

### Family Bathroom:
7'3 x 5'4" (2.21m x 1.63m)
Panel bath with shower mixer tap, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

### Exterior & Parking:-
Path to front entrance door, permit parking available up to 2 cars for £26 per annum per car.

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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.