



## Robert Close

Chelmsford, CM2 6FJ

**Asking Price £400,000**

Freehold  
Tax Band: C



Hamilton Piers are pleased to offer for sale this well presented DETACHED family home, boasting TWO DOUBLE BEDROOMS and a GENEROUS, PRIVATE REAR GARDEN - ideally located in a QUIET CUL-DE-SAC within a short walk to highly regarded schooling , shops and easy access to the CITY CENTRE. Further offering an entrance hall, spacious lounge diner with a log burner, MODERN KITCHEN & BATHROOM, a detached garage and driveway parking. Viewings are highly recommended!



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## Ground Floor:

Garage with up and over door, gate to front garden, mature shrubs to border, driveway parking.

## Entrance Hall:

Composite entrance door to front, doors to kitchen, lounge, stairs to first floor, cupboard, radiator, wood effect flooring.

## Kitchen:

8'10" x 7'10" (2.69m x 2.39m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for washing machine, fridge freezer, radiator, part tiled walls, wood effect flooring.

## Lounge Diner:

15' x 14'6" (4.57m x 4.42m)

French doors to rear, radiator, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, family bathroom.

### Bedroom One:

13'2" x 11'1" (4.01m x 3.38m)

Two double glazed window to front, fitted wardrobes, two radiators.

### Bedroom Two:

11'4" max x 8'4" (3.45m max x 2.54m)

Double glazed window to rear, fitted wardrobes, cupboard, radiator.

### Family Bathroom:

Obscure double glazed window to rear, P-shaped bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls.

## Exterior:

### Rear Garden:

Decking area to immediate rear, gated side access, door to garage, mature shrubs to border, rest laid to lawn.

## Frontage, Garage & Parking:



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.

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