



## Cotswold Crescent

Chelmsford, CM1 2HS

**Guide Price £325,000**

Freehold  
Tax Band:



Boasting NO ONWARD CHAIN and offering a spacious 19' lounge/diner, spacious kitchen and generously sized front and rear gardens with POTENTIAL TO EXTEND (STPP) is this VACANT three bedroom terraced property. Benefiting from further potential for two car driveway plus on-street parking - Ideally located close to local shops/amenities & popular schools. Easy access to Chelmsford City Centre & Mainline Station (2.4 miles). Ideal for first time buyers & investors!! Being Sold via Secure Sale . Terms & Conditions apply. Starting offers £280,000



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Part-glazed secure main entry door, tiled flooring, access door into inner hall.

### INNER HALL:

Stairs to first floor, radiator, laminate flooring.

### KITCHEN:

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), low-level large storage/under stairs cupboard, radiator, tiled flooring and smooth ceiling.

### LOUNGE / DINER:

19'10" x 12'2" (6.05m x 3.73m)

Double glazed windows to rear aspect, radiator, laminate flooring and smooth coved ceiling. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, inset storage area, carpeted flooring.

### MASTER BEDROOM:

14'9" x 9'1" (4.50m x 2.77m)

Two double glazed windows to rear aspect, built-in shelving and storage units, radiator, carpeted flooring.

### BEDROOM TWO:

10'9" x 6'7" (3.28m x 2.01m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

10'5" x 6'5" (3.20m x 1.98m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with shower over, pedestal wash hand basin with tiled splash backs, radiator, built-in storage cupboard.

### WC:

Opaque double glazed window to front aspect, low level WC.

## EXTERIOR:

### REAR GARDEN:

Generously sized rear garden comprising patio area across property rear with remainder mainly laid to lawn, mature tree and shrub borders, brick built outbuilding/storage area, gated side access.

### FRONTAGE & PARKING:

Sizeable frontage comprising block paving with shrubs and tree borders. On-street parking on a free for all basis with potential to apply for permission to gain access to frontage for driveway use, in which case if permitted, space for two vehicles would be usable.

## AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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