HAMILTON PIERS

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Tamar Rise

Freehold
Tax Band: C

Chelmsford, CM1 7QN

Guide Price £350,000

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Being sold with NO ONWARD CHAIN is this well proportioned terraced property boasting a 24' LOUNGE DINER, re-fitted kitchen, entrance hall & CLOAKROOM, bathroom, THREE GOOD SIZED BEDROOMS, private unoverlooked rear garden, garage in block, and excellent POTENTIAL TO EXTEND STP, call to view!

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Entrance Hall:

Ground Floor:
Composite entrance door to front, doors to cloakroom, kitchen, double doors to lounge diner, stairs to first floor, parquet flooring, radiator.

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

Kitchen:
12'1" x 8'11" (3.68m x 2.72m)
Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, space for fridge freezer, washing machine, tumble dryer, cupboard, radiator, part tiled walls.

Lounge Diner:
24'4" x 12' > 10' (7.42m x 3.66m > 3.05m)
Double glazed window to front, double glazed french doors to rear, feature gas fireplace, two radiators.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access.

Bedroom One:
13' x 10'11" (3.96m x 3.33m)
Double glazed window to front, two wardrobe cupboards, radiator.

Bedroom Two:
13' > 10' x 10'11" (3.96m > 3.05m x 3.33m)
Double glazed window to rear, radiator.

Bedroom Three:
9'2" x 7'11" (2.79m x 2.41m)
Double glazed window to rear, radiator.

Family Bathroom:
6' x 5'7" (1.83m x 1.70m)
Obscure double glazed window to front, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, tiled walls and flooring.

Exterior:

Frontage & Garage:
Path to entrance door, shingled areas to both sides, garage to rear.

Rear Garden:
Paved patio to immediate rear, gated rear access, mature shrubs to border, rest laid to lawn.

Agent Notes:
Council tax band: C

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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.