



## Tamar Rise

Chelmsford, CM1 7QL

**£390,000**

Freehold  
Tax Band: C



PRICED TO SELL and offered for sale with a complete onwards chain is this SPACIOUS SEMI DETACHED HOME, ideally located within walking distance to the CITY CENTRE, local schools & amenities. Boasting THREE GOOD-SIZED BEDROOMS, entrance hall & cloakroom/wc, spacious lounge, IMPRESSIVE-SIZED 19'4" KITCHEN DINER, refitted family bathroom, parking for TWO CARS, and a generous-sized rear garden with space to extend, stpp. Contact Hamilton Piers' multi-award-winning Springfield office to view!



# Tamar Rise, Chelmsford, CM1 7QL

## Ground Floor:

### Entrance Porch:

Composite entrance door to side, double glazed window to front, door to entrance hall, tiled flooring.

### Entrance Hall:

Doors to cloakroom, kitchen diner, lounge, cupboard, radiator, stairs to first floor.

### Cloakroom:

Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, radiator, tiled flooring.

### Lounge:

14'10" x 11'11" (4.52m x 3.63m)

Double glazed window to front, radiator.

### Kitchen Diner:

19'4" x 12'3" > 8'11" (5.89m x 3.73m > 2.72m)

French doors to rear, double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, dishwasher, washing machine, low level oven, gas hob with extractor over, double doors to lounge, cupboard, two radiators, tiled flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, airing cupboard.

### Bedroom One:

12'11" x 10'10" (3.94m x 3.30m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, radiator.

### Bedroom Three:

9'1" x 8' (2.77m x 2.44m)

Double glazed window to rear, radiator.

### Family Bathroom:

6'1" x 5'6" (1.85m x 1.68m)

Obscure double glazed window to front, panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, gated rear and side access, path to rear patio area, rest laid to lawn.

#### Frontage & Driveway:

Paved driveway to front for 2 cars.

### Agent Notes:

Council Tax Band: C



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

