



## Primula Way

Chelmsford, CM1 6QT

**£375,000**

Freehold  
Tax Band: C



Offered for sale is this IMMACULATELY presented, EXTENDED terraced home boasting a 21'6" KITCHEN DINER with newly fitted modern kitchen, SPACIOUS 22' LOUNGE, three good sized bedroom, MODERN FAMILY BATHROOM, private rear garden and simply MUST BE VIEWED to be appreciated! Ideally located within walking distance to popular schools, local shops and speedy bus services direct to Chelmsford's mainline station and city centre, Contact Hamilton Piers to view!



# Primula Way, Chelmsford, CM1 6QT

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, doors to lounge.

### Lounge:

22'2" x 15'9" > 7'3" (6.76m x 4.80m > 2.21m)

Double glazed bow window to front, double doors to kitchen diner, two electric radiators, stairs to first floor, wood effect flooring.

### Kitchen Diner:

21'6" > 12'6" x 14'7" (6.55m > 3.81m x 4.45m)

Double glazed windows and French doors to rear, range of wall and base units, square edge work surfaces with sink inset, integrated double oven, dishwasher, hob, space for American style fridge freezer, washing machine, electric radiator, part tiled walls, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, electric radiator.

### Bedroom One:

11'8" x 9'5" (3.56m x 2.87m)

Double glazed window to front.

### Bedroom Two:

10'3" x 9'5" > 7'11" (3.12m x 2.87m > 2.41m)

Two double glazed windows to rear.

### Bedroom Three:

6'9" x 6'8" (2.06m x 2.03m)

Double glazed window to front.

### Family Bathroom:

7'2" x 5'5" (2.18m x 1.65m)

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

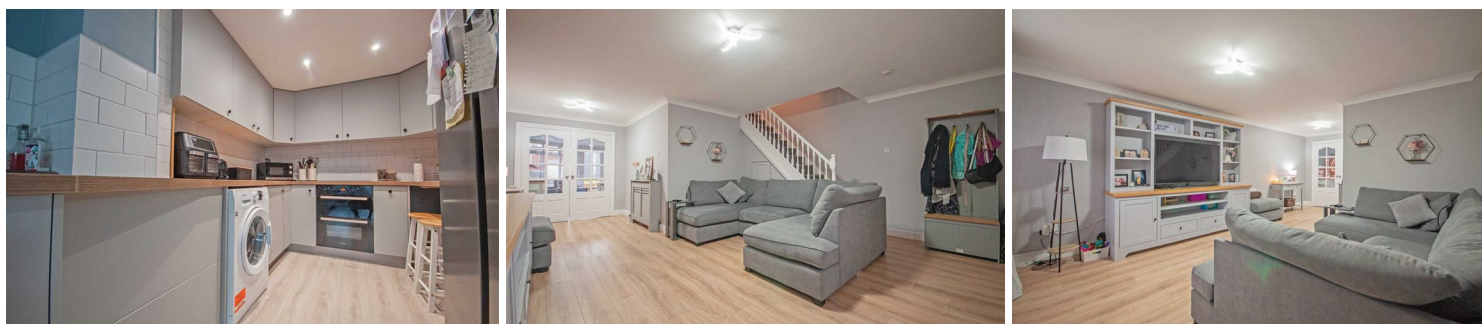
## Exterior:

## Rear Garden:

Paved patio to immediate rear, decking area, rest laid to lawn, door to shed.

## Frontage:

Path to entrance door, shingled frontage.



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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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