



## Ruskin Road

Chelmsford, CM2 6HN

**£450,000**

Freehold  
Tax Band:



Offered for sale with a **GENEROUS CORNER PLOT GARDEN** and boasting excellent **POTENTIAL TO EXTEND (STP)** is this well presented semi detached home, offering **THREE GOOD SIZED BEDROOMS**, modern family bathroom and cloakroom, re-fitted kitchen and driveway parking for 2 cars. Ideally located within **WALKING DISTANCE TO THE CITY CENTRE** and it's mainline train station. Contact Hamilton Piers to view!



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## Ground Floor:

### Entrance Hall:

UPVC entrance door to side, doors to cloakroom, kitchen diner, kitchen, cupboard, radiator, stairs to first floor.

### Cloakroom:

Obscure double glazed window to side, low level W/C, part tiled walls, tiled flooring.

### Lounge:

15'11" x 11'9" (4.85m x 3.58m)

French doors to rear, fireplace with log burner, radiator, wood effect flooring.

### Kitchen Diner:

19'1" x 9'5" (5.82m x 2.87m)

Two double glazed windows to front, door to pantry cupboard, range of wall and base units, rolled edge work surfaces with sink inset, space for American fridge freezer, dishwasher, smeg cooker with extractor over, washing machine, part tiled walls, tiled flooring.

## First Floor:

### Landing:

Double glazed window to side half landing, doors to all bedrooms, family bathroom, loft access, separate W/C.

### Bedroom One:

14'9" x 9'5" (4.50m x 2.87m )

Two double glazed windows to front, fitted wardrobes, radiator.

### Bedroom Two:

10'10" > 8' x 10'5" (3.30m > 2.44m x 3.18m)

Double glazed window to rear, radiator.

### Bedroom Three:

10'11" x 7' (3.33m x 2.13m)

Double glazed window to side, radiator.

## Family Bathroom:

7'5" x 7'2" (2.26m x 2.18m)

Obscure double glazed window to rear, fully tiled double shower cubicle, roll top bath, chrome towel radiator, tiled walls and flooring.

## Separate W/C:

Obscure double glazed window to side, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

Patio to immediate rear, gated side access, door to summer house, mature shrubs to border, rest laid to lawn.

### Summer House:

15'4 x 13'4 (4.67m x 4.06m)

## Frontage & Parking:

Paved driveway with parking for 2 cars.



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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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