HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Petrebrook

Chelmsford, CM2 6QJ

£310,000

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IMMACULATELY PRESENTED and boasting a MODERN KITCHEN & BATHROOM and two good-sized bedrooms is this end terraced home that further offers a spacious lounge, entrance hall, DETACHED GARAGE and driveway parking, and an UNOVERLOOKED LANDSCAPED REAR GARDEN. Absolutely ideal for first time buyers!

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Ground Floor:-

Entrance Hall:
UPVC entrance door to front, doors to kitchen, lounge, under stairs cupboard, stairs to first floor, radiator, wood effect flooring.

Kitchen:
10'8" x 6' (3.25m x 1.83m)
Double glazed window to front, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level ove, gas hob with stainless steel splashback and extractor over, microwave, space for fridge freezer, washing machine.

Lounge:
15'10" x 12' (4.83m x 3.66m)
Double glazed window and door to rear, radiator, wood effect flooring.

First Floor:-

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

Bedroom One:
12'1" x 10'1" (3.68m x 3.07m)
Double glazed window to rear, radiator.

Bedroom Two:
12' x 9'3" max (3.66m x 2.82m max)
Double glazed window to front, radiator, cupboard.

Bathroom:
Panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Exterior:-

Frontage, Parking & Garage:
Driveway parking to front with garage with up and over door, path to front entrance door, rest laid to lawn.

Rear Garden:
Newly landscaped garden with paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn, mostly unoverlooked to rear aspect.

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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.