



## 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!



# Ruskin Road, Chelmsford, CM2 6HN

---

## 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, mature shrubs to border, rest laid to lawn.

## Frontage & Parking:

Paved driveway with parking for 2 cars.



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

