HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Tapley Road

Chelmsford, CM1 4XY

Freehold
Tax Band: D

## Guide Price £425,000

3 | 3 | 2 | C

Being sold with NO ONWARD CHAIN, is this well presented home boasting THREE DOUBLE BEDROOMS with EN-SUITE to master, entrance hall and cloakroom, spacious lounge, dining room and kitchen with potential to knock through or EXTEND STP, carport parking with DETACHED GARAGE and a a PRIVATE REAR GARDEN. Contact Hamilton Piers of Chelmsford to view today!

# Tapley Road, Chelmsford, CM1 4XY

## Ground Floor:

### Entrance Hall:
Composite entrance door to front, door to cloakroom, lounge.

### Cloakroom:
Obscure double glazed window to side, low level W/C, pedestal hand wash basin, radiator.

### Lounge:
13'5" x 12'6" (4.09m x 3.81m)
Double glazed window to front, double doors to dining room, cupboard, two radiators, wood effect flooring.

### Dining Room:
13'2" > 9'3" x 7'11" (4.01m > 2.82m x 2.41m)
Double glazed french doors to rear, door to kitchen, stairs to first floor, radiator, wood effect flooring.

### Kitchen:
9'1" x 7'7" (2.77m x 2.31m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, gas hob with extractor over, space for fridge freezer, washing machine, dishwasher, part tiled walls, wood effect flooring.

## First Floor:

### Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard housing immersion tank, loft access, radiator.

### Bedroom One:
13'4" x 12'6" > 9'7" (4.06m x 3.81m > 2.92m)
Double glazed window to front, door to en-suite, radiator, wood effect flooring.

### En-Suite:
7'7" max x 6'1" (2.31m max x 1.85m)
Obscure double glazed window to rear, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, cupboard, part tiled walls, wood effect flooring.

### Bedroom Two:
12'6" x 9'2" (3.81m x 2.79m)
Double glazed window to front, radiator, wood effect flooring.

### Bedroom Three:
10'6" x 9'4" (3.20m x 2.84m)
Double glazed window to rear, radiator, wood effect flooring.

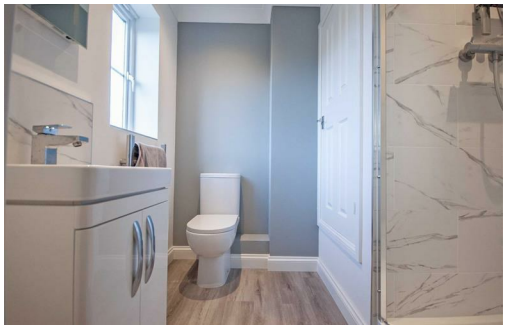
### Family Bathroom:
9'10" max x 5'6" (3.00m max x 1.68m)
Obscure double glazed window to front, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

## Exterior:

### Frontage, Parking & Garage:
Paved carport driveway for two cars leading to garage with up and over door with power and lighting connected.

### Rear Garden:
Paved patio to immediate rear, gated side access, mature shrubs and trees to border, rest laid to lawn.

### Agent Notes:
Council Tax Band: D



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.