HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Tax Band: C

Hill View Road

Chelmsford, CM1 7RU

£1,650 Per Month

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Freshly decorated with new carpets, situated within a VERY SHORT WALK TO THE CITY CENTRE is this terraced home that boasts THREE GOOD-SIZED BEDROOMS, a spacious 21' LOUNGE DINER and the addition of a CONSERVATORY, AVAILABLE IMMEDIATELY. Also offering an entrance hall, REFITTED KITCHEN, family bathroom & separate wc, a PRIVATE REAR GARDEN, an ALLOCATED PARKING SPACE & permit parking for residents. As mentioned, this home is located a very short walk from the city centre and it's mainline station, plus beautiful river walks and local schooling. Contact Hamilton Piers to view today!







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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Door into entrance hall, understair stair storage cupboard, stairs to first floor, radiator, Parquet flooring, doors to-

KITCHEN:
11'11 x 10'03> 7'03" (3.63m x 3.12m> 2.21m)
Double glazed window and door to rear onto garden, round edge worktops with composite drainer sink inset, gas hob with extractor over, matching wall and base units, integrated oven, space for fridge freezer, washing maching, tumble dryer, boiler wall mounted boiler, radiator, tiled flooring.

LOUNGE DINER:
21'09" x 10'08" (6.63m x 3.25m)
Double glazed window to front, gas fireplace with wooden surround, radiator, Parquet flooring open plan into conservatory.

CONSERVATORY:
10'10" x 8'11" (3.30m x 2.72m)
Brick base with double glazed windows and door side onto garden, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft hatch, radiator, doors to-

BEDROOM ONE:
10'09" x 10'06" (3.28m x 3.20m)
Double glazed window to rear, storage cupboard, radiator.

BEDROOM TWO:
10'07" x 10'00" (3.23m x 3.05m)
Double glazed window to front, radiator.

BEDROOM THREE:
8'11" x 4'11" (2.72m x 1.50m)
Double glazed window to front, storage cupboard, radiator.

BATHROOM:
5'11" x 4'11" (1.80m x 1.50m)
Double glazed window to rear, bath with shower over, pedestal hand basin, chrome towel rail, fully tiled, wood effect flooring.

SEPARATE W/C:
Double glazed window to rear, low level w/c.

EXTERIOR:

REAR GARDEN:
Patio area to immediate rear, laid to lawn, brick storage shed, rear access gate.

FRONTAGE & PARKING:
Communal grassed area to front with path leading to property, small laid to lawn front garden. Allocated parking space to rear and on street permit parking.





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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.