HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Church Lane

Chelmsford, CM1 7SG

Freehold
Tax Band:

Guide Price £300,000

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A delightful and quirky character cottage that offers a 17' LOUNGE DINER, two double bedrooms, and a 84' REAR GARDEN - located WITHIN WALKING DISTANCE TO THE STATION and within the heart of Old Springfield! Also offering a fitted kitchen, first floor bathroom, and on-street parking. For sale with NO ONWARD CHAIN via Hamilton Piers of Old Springfield.

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LOUNGE DINER: 17'6" X 11'7"
Sash window to front and side, brick fireplace with feature log burner inset (not usable) two radiators, stairs to first floor, entrance door to side (door to front not in use), door to kitchen.

KITCHEN: 11'1" X 7'11"
Window to rear, range of wall and base units, rolled edge worktops with stainless steel sink and drainer inset, gas central heating boiler to wall. Fridge freezer, washing machine, cooker and separate fridge to ideally remain).

LANDING:
Window to side, doors to:

BEDROOM ONE: 10'5" X 9'4" > 8'
Sash window to front, cast iron feature fireplace, built in wardrobe, radiator, loft access.

BEDROOM TWO: 1'2" X 6'7" < 9'2"
Window to rear, built in wardrobe and airing cupboard adjoining, radiator.

BATHROOM:
Panelled corner bath with shower over, lw level wc, pedestal wash hand basin, part tiled walls, tiled floor, towel radiator.

EXTERIOR:
On street permit parking for two cars available to the immediate front (only £26 per year!).

REAR GARDEN:
A mature rear garden that measures 84' in length and is mainly laid to lawn with many shrub & plant areas/borders, with brick paved patio area, and small storage shed (suitable for general gardening bits inc lawnmower).

AGENTS NOTES:
Call Hamilton Piers to view.

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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.