HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rubens Gate

Freehold
Tax Band: C

Chelmsford, CM1 6GW

£450,000

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Offered for sale with a COMPLETE ONWARD CHAIN is this IMMACULATE and EXTENDED semi detached home, boasting THREE DOUBLE BEDROOMS, spacious lounge, IMPRESSIVE 21'9" KITCHEN DINER, modern bathroom plus two extra W/C's, UTILITY ROOM, situated on a corner plot with an UNOVERLOOKE REAR GARDEN, garage & driveway parking, call Hamilton Piers to view!

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Ground Floor:

Entrance Hall:
Composite entrance door to front, doors to cloakroom, utility room, stairs to first floor, cupboard, radiator, karndean flooring.

Cloakroom:
Low level W/C, vanity hand wash basin, chrome towel radiator, karndean flooring.

Utility Room:
6'6" x 5'8" (1.98m x 1.73m)
Double glazed window to front, range of wall and base units rolled edge work surfaces with stainless steel sink inset, space for washing machine, entrance to kitchen diner, karndean flooring.

Kitchen Diner:
21'9" x 8'8" (6.63m x 2.64m)
Double glazed window to front and side, french doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over, low level double oven, under counter fridge and freezer, space for dishwasher, radiator, double doors to lounge karndean flooring.

Lounge:
13'3" x 12' (4.04m x 3.66m)
Double glazed french doors to rear, radiator.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, extra W/C, cupboard, two radiators.

Bedroom One:
12' x 8'7" (3.66m x 2.62m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
12' x 8'7" (3.66m x 2.62m)
Double glazed window to rear, radiator.

Bedroom Three:
8'10" x 7'5" (2.69m x 2.26m)
Double glazed window to front, two cupboards (one housing boiler), radiator.

Family Bathroom:
9'6" > 7'6" x 8'6" (2.90m > 2.29m x 2.59m)
Obscure double glazed window to rear, panel bath, fully tiled shower cubicle, vanity hand wash basin, low level W/C, tiled walls, wood effect flooring.

Exterior:

Rear Garden:
Corner plot with gated side and rear access, paved patio to immediate rear and side with two sheds, door to garage, rest laid to lawn.

Frontage:
Path to entrance door, rest laid to shingle.

Garage & Parking:
Garage with up and over door, with driveway to front, ample extra on street parking.

Agent Notes:
Council Tax Band: C

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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.