HAMILTON PIERS

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Great Cob

Chelmsford, CM1 6LA

Guide Price £450,000

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Being sold with NO ONWARD CHAIN is this EXTENDED end terraced property having been RECENTLY RENOVATED throughout, boasting FIVE GOOD SIZED BEDROOMS, downstairs shower room, EN-SUITE TO MASTER, re-fitted familty bathroom, IMPRESSIVE 20' LOUNGE, utility area, study, MODERN 22' KITCHEN DINER, private rear garden, garage and driveway parking with potential to extend for further parking!

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Ground Floor:-

Entrance Hall:
UPVC entrance door to front, doors to shower room, lounge, entrance to utility room, stairs to first floor, cupboard.

Shower Room:
Obscure double glazed window to front, fully tiled shower cubicle, low level W/C, wall mounted hand wash basin, radiator.

Utility Room:
8'6" x 5'1" (2.59m x 1.55m)
Doors to study, kitchen diner, cupboard housing warm air unit, range of base units, rolled edge work surfaces with space for tumble dryer.

Study:
7'10" x 6'2" (2.39m x 1.88m)
Double glazed windows to front.

Lounge:
20' x 11'11" (6.10m x 3.63m)
Double glazed window and door to rear, double doors to kitchen diner.

Kitchen Diner:
22' x 11'1" (6.71m x 3.38m)
Dual aspect double glazed windows to front and side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, dishwasher, low level double oven, electric hob with extractor over, space for washing machine, breakfast bar.

First Floor:-

Landing:
Doors to bedroom one, bedroom two, bedroom three, bedroom four, bedroom five, family bathroom, cupboard housing boiler, loft access.

Bedroom One:
11'6" x 11' (3.51m x 3.35m)
Double glazed window to rear, door to en-suite.

En-Suite:
Fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator.

Bedroom Two:
11'11" x 11'8" (3.63m x 3.56m)
Double glazed window to rear.

Bedroom Three:
11'10" x 7'11" (3.61m x 2.41m)
Double glazed window to rear.

Bedroom Four:
8'8" x 7'11" (2.64m x 2.41m)
Double glazed window to front, radiator.

Bedroom Five:
11'1" x 6' (3.38m x 1.83m)
Double glazed window to front.

Family Bathroom:
7'7" x 5'5" (2.31m x 1.65m)
Obscure double glazed window to front, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, radiator.

Exterior:-

Front Garden, Garage & Parking:
Mature shrubs to border, rest laid to lawn, garage with up and over door with power and lighting connected, driveway parking (with potential to extend the drive to provide more parking).

Rear Garden:
Low maintenance paved rear garden with gated rear access, doors to brick built shed, garage both with power connected.

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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.

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