HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Tupman Close

Freehold
Tax Band: C

## Chelmsford, CM1 4UP

**Asking Price £375,000**

3 2 1

Boasting an UNOVERLOOKED GARDEN with FIELD VIEWS beyond and a REFITTED 18' KITCHEN DINER is this well presented semi detached home with a GARAGE & PARKING FOR 3 CARS to the front! Further offering an entrance porch and cloakroom, spacious lounge, three bedrooms and a REFITTED FAMILY BATHROOM. Ideally located close to local schooling, shops/amenities and speedy access to the city centre and Chelmsford's grammar schools. Contact Hamilton Piers to view!

# Tupman Close, Chelmsford, CM1 4UP

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:
UPVC part glazed door into entrance porch, radiator, tiled flooring, door to cloakroom and lounge.

### CLOAKROOM:
Double glazed window to side, wall mounted hand basin, low level w/c, fully tiled.

### LOUNGE:
13'11" x 15'0 > 11'10" (4.24m x 4.57m > 3.61m)
Double glazed window to front, x2 radiators, under-stair storage, stairs to first floor, door to kitchen diner.

### KITCHEN DINER:
18'0" x 9'4" (5.49m x 2.84m)
x2 Double glazed windows and door to rear, square edge worktop with composite drainer sink inset, matching wall and base units, boiler housed in cupboard, tiled splashbacks, space for washing machine, fridge freezer and oven, tiled flooring to kitchen, wood effect to diner, radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Double glazed window to side, airing cupboard, doors to-

### BEDROOM ONE:
12'6" x 10'3" (3.81m x 3.12m)
Double glazed window to front, radiator.

### BEDROOM TWO:
11'2" x 11'2" (3.40m x 3.40m)
Double glazed window to rear, radiator.

### BEDROOM THREE:
9'5"> 6'6" x 7'5" (2.87m> 1.98m x 2.26m)
Double glazed window to front, radiator, storage cupboard.

### BATHROOM:
Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled, wood effect flooring.

## EXTERIOR:

### REAR GARDEN:
Un-overlooked rear garden with field views to the rear, decking to immediate rear of property with a step down with rest laid to lawn, side access with gate to front of property.

### GARAGE:
Detached garage to the front of the property with driveway parking for up to 3 vehicles, up and over door to front.

### FRONTAGE & PARKING:
Located in a quiet cul-de-sac location, small front garden area, driveway parking for up to 3 vehicles to the front of the property outside the garage.

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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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