



## Meon Close

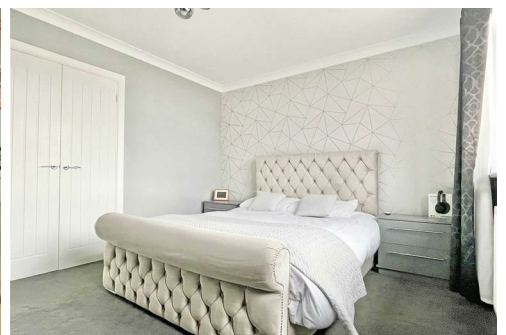
Chelmsford, CM1 7QG

Freehold  
Tax Band: C

**Guide Price £375,000**



An IMMACULATELY PRESENTED terraced home, fully modernised and updated throughout and boasting a GARAGE, three good sized bedrooms, IMPRESSIVE 24' LOUNGE DINER, entrance hall and cloakroom, modern bathroom and a LANDSCAPED REAR GARDEN- including wooden shed with power connected. Perfectly located within walking distance to the CITY CENTRE (via the River Chelmer/Bunny Walks) and highly regarded local schooling. Call Hamilton Piers of Springfield to view!



# Meon Close, Chelmsford, CM1 7QG

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite entrance door into hallway with wood effect flooring, radiator, understair storage, stairs to first floor and doors to-kitchen, lounge/diner and cloakroom.

### CLOAKROOM:

5'02" x 2'11" (1.57m x 0.89m)

Double glazed window to front, vanity hand wash basin, low level W/C, chrome heated towel rail, tiled flooring.

### LOUNGE DINER:

24'11" x 12'00" >9'11" (7.59m x 3.66m >3.02m)

Dual aspect double glazed window to front and bi-fold doors to rear, x2 radiators, electric fireplace.

### KITCHEN:

12'07" x 8'11" (3.84m x 2.72m)

Double glazed window to rear, square edge Walnut wood worktops with inset stainless sink, 5 ring gas hob with extractor over, matching wall and base units, integrated double oven and dishwasher, space for fridge freezer and washing machine, storage cupboard with utility meters, wood effect flooring with underfloor heating.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft hatch, doors to-

### BEDROOM ONE:

12'11" x 10'10" (3.94m x 3.30m)

Double glazed window to front, built in wardrobe, radiator.

### BEDROOM TWO:

10'10" x 9'11" (3.30m x 3.02m)

Double glazed window to rear, built in wardrobe, radiator.

### BEDROOM THREE:

7'10" x 9'02" (2.39m x 2.79m)

Double glazed window to rear, radiator.

## BATHROOM:

6'00" x 5'06" (1.83m x 1.68m)

Double glazed window to front, P- shaped bath with rainfall shower over, vanity hand basin, low level W/C, chrome towel rail, fully tiled.

## EXTERIOR:

### REAR GARDEN:

Patio to immediate rear of property with path and patio area to rear of garden, laid to lawn, wooden shed with power connected (housing tumble dryer), access gate to rear.

### FRONTAGE & PARKING:

Block paved front with space for 2 vehicles (subject to curb being dropped), on street parking available to front of property.

### GARAGE:

On block garage to rear of property.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

