



## Tees Road

Chelmsford, CM1 7QH

**Guide Price £440,000**

Freehold  
Tax Band: C



Offering a **LARGE CORNER PLOT** and being sold with a **COMPLETE ONWARD CHAIN** is this end terraced property with **EXCELLENT POTENTIAL TO EXTEND (STP)** due to its **IMPRESSIVE SIZED REAR GARDEN**. The property also offers a spacious lounge diner, fitted kitchen, **MODERN FAMILY BATHROOM** and three good sized bedrooms, also with front garden with the potential for a dropped kerb (STP) for off road parking. Within **WALKING DISTANCE TO THE CITY CENTRE** and highly regarded local schooling. Call Hamilton Piers of Springfield to view!



# Tees Road, Chelmsford, CM1 7QH

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, doors to kitchen, lounge diner, cloakroom, stairs to first floor, radiator, parquet flooring.

### Cloakroom:

Obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator, part tiled walls, wood effect flooring.

### Lounge Diner:

24'5" x 12'1" > 9'11" (7.44m x 3.68m > 3.02m)

Double glazed window to front, double glazed sliding door to rear, two radiators, parquet flooring.

### Kitchen:

12'1" x 8'1" (3.68m x 2.46m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, integrated low level double oven, gas hob with extractor over, two cupboards, part tiled walls, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access.

### Bedroom One:

12'11" x 10'11" (3.94m x 3.33m )

Double glazed window to front, radiator, fitted wardrobes, wood effect flooring.

### Bedroom Two:

11' x 9'11" (3.35m x 3.02m)

Double glazed window to rear, radiator, fitted wardrobes, wood effect flooring.

### Bedroom Three:

9'1" x 7'11" (2.77m x 2.41m)

Double glazed window to rear, radiator, wood effect flooring.

## Family Bathroom:

6' x 5'7" (1.83m x 1.70m)

Obscure double glazed window to front, panel bath with shower over, vanity hand wash basin, low level W/C, towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

Impressive size, measuring (59' x 44' > 35'), paved patio to immediate rear, gated side access, mature shrubs and trees to border, rest laid to lawn.

### Front Garden:

Path to entrance door, rest laid to lawn, excellent potential for a dropped kerb (STP).

### Garage:

In block with up and over door.



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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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