HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Hopkins Mead

Freehold
Tax Band: D

Chelmsford, CM2 6SS

Offers In Excess Of £350,000

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Hamilton Piers, Chelmer Village's local property experts, are pleased to offer for sale this THREE BEDROOM link detached home in need of some cosmetic updating, with NO ONWARD CHAIN, ideally located on a CORNER PLOT within a short walk to the Village Square and local schooling, and offering easy access to the city centre. With entrance hall, SPACIOUS 15' LOUNGE, fitted kitchen, family bathroom, driveway parking, GARAGE with utility space and PRIVATE REAR GARDEN. View today!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:
Composite door into small porch area with door into hallway.

HALLWAY:
Doors to kitchen, lounge, W/C, radiator.

LOUNGE:
15'05" x 14'08" (4.70m x 4.47m)
Double glazed window to rear and door onto garden

KITCHEN:
7'10" x 7'10" (2.39m x 2.39m)
Double glazed window to front, square edge worktops with drainer sink inset, gas hob with extractor over, integrated under counter fridge and double oven, matching wall and base units, tiled splashbacks.

FIRST FLOOR:

LANDING:
Double glazed window to side over stairs, doors to bedroom one, bedroom two, bedroom three, bathroom, airing cupboard housing boiler.

BEDROOM ONE:
12'05" x 8'05" (3.78m x 2.57m)
Double glazed window to rear, built in wardrobe, radiator.

BEDROOM TWO:
10'07" x 8'04" (3.23m x 2.54m)
Double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE:
7'06" x 6'00" (2.29m x 1.83m)
Double glazed window to rear, radiator.

BATHROOM:
6'01" x 5'10" (1.85m x 1.78m)
Double glazed window to front, bath with shower over, pedestal hand basin, low level W/C, radiator.

EXTERIOR:

REAR GARDEN:
Small patio to immediate rear of property, with the rest laid to lawn, shrubs to border, wooden shed, access to garage, side access with gate to front of property.

GARAGE:
Part converted to the rear with utility area, electric radiator, plumbing and electric connected. Door through to garage with electric connected and up and over door to front.

FRONTAGE & PARKING:
Small lawn area to front with shrubs, driveway parking for 1-2 cars- further on street parking available, access to garage.

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.

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