



## Main Road

Chelmsford, CM1 7AA

**Offers Over £330,000**



Freehold  
Tax Band:

Boasting a 110FT REAR GARDEN with a SELF-CONTAINED ANNEX / STUDIO and offered for sale with NO ONWARD CHAIN is this end terraced cottage, located in the heart of Broomfield - within a short distance to the City Centre and Broomfield Hospital. The main house benefitting from TWO GOOD SIZED BEDROOMS, spacious lounge, separate dining room, and driveway parking for two cars. Contact Hamilton Piers of Chelmsford to view!



# Main Road, Chelmsford, CM1 7AA

## Ground Floor:

### Entrance:

Composite entrance door to front, open to:-

### Lounge:

11'8" x 11'6" (3.56m x 3.51m)

Triple glazed window to front, door to dining room, fireplace with log burner, radiator, wood effect flooring.

### Dining Room:

9' x 7'4" (2.74m x 2.24m)

Double glazed window to side, fireplace, radiator, door to kitchen, stairs to first floor, wood effect flooring.

### Kitchen:

11' x 7'4" (3.35m x 2.24m)

Double glazed window to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, gas hob with extractor over, doors to utility room, family bathroom, part tiled walls, tiled flooring.

### Family Bathroom:

7'11" x 6' (2.41m x 1.83m)

Obscure double glazed window to rear, panel bath with shower over and shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

### Utility Room:

Double glazed window to side, UPVC door to rear, UPVC roof, rolled edge work surfaces, space for washing machine, tumble dryer.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two.

### Bedroom One:

12'1" x 11'6" (3.68m x 3.51m)

Triple glazed window to front, cupboard, radiator, wood effect flooring.

### Bedroom Two:

8'11" x 7'5" (2.72m x 2.26m)

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

### Exterior:

### Rear Garden:

Decking to immediate rear, path to self contained annex, rest laid to lawn.

### Studio / Annex:

17'7" x 11'6" (5.36m x 3.51m)

UPVC entrance door to front, two double glazed windows to front, two velux windows to side, door to shower room, range of wall and base units, rolled edge work surfaces with sink inset. Could be used as annex or studio/games room - or even to run a business from home.

### Shower Room:

Fully tiled shower cubicle, low level W/C, wall mounted hand wash basin, part tiled walls.

### Frontage & Parking:

Driveway parking for 2 cars.



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

