



## Carriage Drive

Chelmsford, CM1 6UY

**£240,000**



EXTENDED and improved boasting a REFITTED KITCHEN & SHOWER ROOM is this immaculately presented FREEHOLD one bedroom house - offered for sale by Hamilton Piers of Springfield and also offering GAS CENTRAL HEATING, large entrance hall, double bedroom, bathroom, lounge with open plan kitchen, GARDEN AREA (could be enclosed) and allocated parking with ample visitors parking.



# Carriage Drive, Chelmsford, CM1 6UY

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## Ground Floor:-

### Extended Entrance Hall:

Entrance door to front, double glazed window to rear, doors to shower room, living area, cupboard housing boiler and meters, radiator, tiled flooring.

### Open Plan Living Area:

19' > 13'4" x 12'11" max (5.79m > 4.06m x 3.94m max)

Double glazed window to front, stairs to first floor, radiator, open plan to:-

### Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker, slimline dishwasher, part tiled walls, tiled flooring.

### Shower Room:

Obscure double glazed window to side, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, tiled walls and flooring.

### First Floor:-

Door to bedroom.

### Bedroom:

13'10" x 13' > 9'7" (4.22m x 3.96m > 2.92m)

Double glazed window to side, velux window, fitted wardrobes, eaves storage, radiator.

### Exterior:-

### Garden:

Paved patio with lawned area, could be fenced to provide a private enclosed garden.

### Parking:

1 allocated parking space with ample visitors parking.



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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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