



## Portreath Place

Chelmsford, CM1 4DN

**£310,000**

Freehold  
Tax Band: C



Offering **THREE BEDROOMS** and a **GARAGE** with **DRIVEWAY PARKING** to the rear is this well proportioned property requiring cosmetic updating and offered for sale with **NO ONWARD CHAIN**. Further offering an entrance hall & cloakroom/wc, **SPACIOUS LOUNGE**, fitted kitchen, family bathroom and private rear garden. Ideally located close to local shops, schools, amenities and Chelmsford's **CITY CENTRE**. Call Hamilton Piers to view!



# Portreath Place, Chelmsford, CM1 4DN

## Ground Floor:

### Entrance Hall:

UPVC door to front and rear, doors to cloakroom, kitchen, lounge, three cupboards, stairs to first floor, radiator.

### Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin.

### Kitchen:

13'1" > 9'9" x 11'1" (3.99m > 2.97m x 3.38m)

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

### Lounge:

13'2" x 12'2" (4.01m x 3.71m)

Double glazed french doors to rear, radiator.

## First Floor:

### Landing:

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

### Bedroom One:

12' x 9'11" (3.66m x 3.02m )

Double glazed window to rear, radiator.

### Bedroom Two:

11'1" x 9'9" (3.38m x 2.97m)

Double glazed window to front, radiator, cupboard.

### Bedroom Three:

9'5" x 9'1" (2.87m x 2.77m)

Double glazed window to rear, radiator, cupboard.

### Family Bathroom:

7'3" x 5'9" (2.21m x 1.75m)

Obscure double glazed window to front, panel bath with

shower over, vanity hand wash basin, low level W/C, radiator, tiled walls, wood effect flooring.

## Exterior:

### Rear Garden:

Path to rear with gated rear access to parking space and door to garage, rest laid to lawn.

### Front Garden:

Path to entrance door, rest laid to lawn.

### Parking & Garage:

Driveway parking to rear with garage, residents parking area to front.

## Agent Notes:

Council Tax Band: C



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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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