



## Violet Close

Chelmsford, CM1 6XG

**Guide Price £375,000**

Freehold  
Tax Band: C



Being sold with NO ONWARD CHAIN is this NEWLY DECORATED & RENOVATED terraced property boasting excellent POTENTIAL TO CONVERT THE GARAGE or EXTEND (STP), plus a spacious lounge and adjoining dining area, CONSERVATORY, modern fitted kitchen, THREE BEDROOMS, garage & driveway parking, and PRIVATE REAR GARDEN. Ideally located within walking distance to local schools, shops and speedy bus services that serve the city centre in a matter of minutes! Call HAMILTON PIERS OF SPRINGFIELD to view.



# Violet Close, Chelmsford, CM1 6XG

## Ground Floor:

### Entrance Porch:

UPVC entrance door to front, open to dining room.

### Dining Room:

11'4" x 9'6" (3.45m x 2.90m)

Double glazed window to front, door to kitchen, radiator, tiled flooring, open to:-

### Lounge:

15'2" x 10'6" (4.62m x 3.20m)

Double glazed sliding door to conservatory, stairs to first floor, radiator.

### Kitchen:

UPVC entrance door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, fridge freezer, cooker, part tiled walls, tiled flooring.

### Conservatory:

11' x 7'7" (3.35m x 2.31m)

UPVC roof, double glazed windows to sides and rear, french doors to rear, wood effect flooring.

## First Floor:

### Landing:

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

### Bedroom One:

12'1" x 10' (3.68m x 3.05m)

Double glazed window to front, radiator.

### Bedroom Two:

11'6" > 10'9" x 9'9" (3.51m > 3.28m x 2.97m)

Two double glazed windows to rear, radiator.

### Bedroom Three:

9'3" x 7'8" (2.82m x 2.34m)

Double glazed window to front, cupboard, radiator.

## Family Bathroom:

Obscure double glazed window to rear, panel bath with shower over, Vanity Basin, low level W/C, part tiled walls, radiator.

## Exterior:

### Frontage, Parking & Garage:

Driveway parking for 2 cars, garage with up and over door.

### Rear Garden:

Paved patio to immediate rear, gated rear access, mature shrubs to border rest laid to lawn, approx 49' max.



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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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