



Primula Way

Chelmsford, CM1 6QT

Guide Price £325,000

Freehold
Tax Band: C



Boasting a GARAGE with private driveway parking in front and a SPACIOUS 22' LOUNGE DINER is this well presented terrace home, ideally located in North Springfield and offered for sale with NO ONWARD CHAIN. The property is priced to sell, offering THREE BEDROOMS, fitted kitchen, refitted bathroom and PRIVATE REAR GARDEN. Within easy access to local schools, shops and the city centre centre. Contact Springfield's local property experts, Hamilton Piers, to view!



Primula Way, Chelmsford, CM1 6QT

Ground Floor:

Entrance:

UPVC entrance door to front, open to lounge diner.

Lounge Diner:

22'1" x 15'7" > 7'3" (6.73m x 4.75m > 2.21m)

Double glazed window to front, double glazed sliding door to rear, entrance to kitchen, stairs to first floor, two radiators.

Kitchen:

8'4" x 7'9" (2.54m x 2.36m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level double oven, electric hob with extractor over, space for under counter fridge and freezer, washing machine, tiled walls.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

Bedroom One:

11'8" x 9'6" (3.56m x 2.90m)

Double glazed window to front, radiator, loft access.

Bedroom Two:

10'2" x 9'5" > 8' (3.10m x 2.87m > 2.44m)

Two double glazed window to rear, radiator.

Bedroom Three:

6'9" x 6'7" (2.06m x 2.01m)

Double glazed window to front, radiator.

Family Bathroom:

7'3" x 5'7" > 4'5" (2.21m x 1.70m > 1.35m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, tiled walls.

Exterior:

Rear Garden:

Patio to immediate rear, path to rear patio area, rest laid to lawn.

Front Garden:

Path to entrance door, mature shrubs to border, rest laid to lawn.

Garage & Driveway:

Garage with up and over door, driveway parking to front.



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

