HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Primula Way

Freehold
Tax Band: B

Chelmsford, CM1 6QT

£240,000

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Boasting a PRIVATE REAR GARDEN and potential to install a dropped kerb to the front to create a private driveway is this RECENTLY REDECORATED freehold home, ideally located in North Springfield. With a spacious lounge, MODERN KITCHEN, refitted bathroom and SPACIOUS DOUBLE BEDROOM. Close to local schooling and shops. Contact Hamilton Piers of Springfield to view!

Primula Way, Chelmsford, CM1 6QT

Ground Floor:

Entrance:
UPVC entrance door to front, open to:-

Lounge:
12'7" x 10'7" (3.84m x 3.23m)
Double glazed window to front, stairs to first floor, electric heater, wood effect flooring, open plan to:-

Kitchen:
10'9" x 6'10" (3.28m x 2.08m)
Double glazed window door and rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for fridge freezer, washing machine, cupboard, wood effect flooring.

First Floor:

Landing:
Doors to bedroom and bathroom.

Bedroom:
12'8" x 12'8" > 9'5" (3.86m x 3.86m > 2.87m)
Two double glazed windows to front, electric heater, loft access, wood effect flooring.

Bathroom:
6'10" x 6'6" (2.08m x 1.98m)
Obscure double glazed window to rear, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, airing cupboard, part tiled walls, wood effect flooring.

Exterior:

Rear Garden:
Decking to immediate rear, mature shrubs to border, rest laid to shingle with stepping stones to gated rear access.

Frontage:
Shingled frontage with path to entrance door, excellent potential to install a dropped kerb to create a private driveway (subject to relevant permissions).

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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.