HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Bouchers Mead

Freehold
Tax Band: B

Chelmsford, CM1 6PJ

Asking Price £250,000

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Hamilton Piers of Springfield are pleased to offer for sale this IMMACULATELY PRESENTED freehold starter home with a PRIVATE REAR GARDEN. Offering a modern OPEN PLAN refitted kitchen and living room with doors onto the garden, modern updated bathroom, SPACIOUS MEZZANINE BEDROOM with built in wardrobes, an entrance hall with storage cupboard and ALLOCATED PARKING for two vehicles. Ideally located in a QUIET CUL-DE-SAC, close to local schooling and shops with easily accessible bus routes into the city centre and it mainline station. View today!

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Ground Floor:-

Entrance Hall:-
Secure composite entrance door with smart keyless entry onto small entrance hall, door to bathroom, door to storage cupboard with power, tv and internet connection.

Bathroom:-
5'07" x 5'06" (1.70m x 1.68m)
Recently re-fitted bathroom with double glazed opaque window to front, bath with shower over, vanity hand wash basin, low level W/C, extractor, tiled flooring.

Open Plan Living Area:-
19'06" x 10'01" (5.94m x 3.07m)

Kitchen:-
7'11" x 7'02" (2.41m x 2.18m)
Roll top work surfaces with stainless sink inset and mixer tap over, electric hob with extractor over, matching wall and base units with under cupboard down lights, tiled mosiac splashback, integrated oven, dishwasher, microwave and fridge, space for washing machine, wood effect flooring.

Lounge Area:-
10'01" x 10'01" (3.07m x 3.07m)
Double glazed french doors at rear onto garden, velux window to rear, wood effect flooring, radiators, stairs to mezzanine bedroom.

First Floor:-

Bedroom:-
Double glazed window to side with velux window to front, built in wardrobes/ storage housing combi boiler (under warranty), loft hatch, mezzanine balcony.

Garden:-
Private extended rear garden with new fence to border, laid to lawn with small stoned BBQ area.

Exterior & Parking
Driveway parking to front of the property for two vehicles - with further on road parking, brick built storage cupboard, Cul-de- sac location.

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.