



Blacklock

Chelmsford, CM2 6QL

Freehold
Tax Band: C

Guide Price £330,000



Hamilton Piers are pleased to offer for sale this **THREE BEDROOM** staggered terraced home that offers a **GARAGE** with parking in front, plus a **SPACIOUS 18' LOUNGE**, fitted kitchen diner, **CONSERVATORY**, refitted family bathroom and an enclosed rear garden. For sale with **NO ONWARD CHAIN** and ideally located within walking distance to Chelmer Village Square and it's shops/amenities and very speedy bus services to Chelmsford City Centre. **VIEW TODAY!**



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, door to lounge, cupboard, stairs to first floor, wood effect flooring.

Lounge:

18' x 13'8" > 10'7" (5.49m x 4.17m > 3.23m)

Double glazed window to front, door to kitchen diner, wood effect flooring.

Kitchen Diner:

13'8" x 10'3" > 8'7" (4.17m x 3.12m > 2.62m)

Double glazed window and door to conservatory, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, electric hob with extractor over, space for under counter fridge and freezer, washing machine, warm air unit, cupboard, part tiled walls, tiled flooring.

Conservatory:

11' x 11' (3.35m x 3.35m)

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

First Floor:

Landing:

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

Bedroom One:

13'9" x 9' (4.19m x 2.74m)

Two double glazed windows to rear.

Bedroom Two:

10'2" x 6'8" (3.10m x 2.03m)

Double glazed window to front, wood effect flooring.

Bedroom Three:

10'2" > 7'6" x 6'10" (3.10m > 2.29m x 2.08m)

Double glazed window to front, cupboard, wood effect flooring.

Family Bathroom:

7'1" x 5'4" (2.16m x 1.63m)

Panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

Exterior:

Rear Garden:

Paved patio to immediate rear, rest laid to lawn.

Front Garden:

Path to entrance door, shingle area to side.

Garage & Parking:

Garage with up and over door, parking to front, with ample residents parking.

Agent Notes:

Council Tax Band: C



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.

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