



Amcotes Place

Chelmsford, CM2 9HZ

Guide Price £325,000



Boasting a MODERN KITCHEN & BATHROOM is this WELL PRESENTED semi detached home within a short walk to Chelmsford city centre. Also offering a lounge, TWO GOOD SIZED BEDROOMS, conservatory, allocated parking with visitors parking, plus PRIVATE REAR GARDEN. Ideally located close to local schools and amenities, and ideal for FIRST TIME BUYERS!



Amcotes Place, Chelmsford, CM2 9HZ

Ground Floor:-

Entrance Hall:

Composite entrance door to front, doors to kitchen, lounge, stairs to first floor, radiator, wood effect flooring.

Kitchen:

10'2" x 5'10" (3.10m x 1.78m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, boiler to cupboard, integrated low level oven, gas hob with stainless steel splashback and extractor over, space for under counter fridge and freezer, washing machine, radiator, part tiled walls, tiled flooring.

Lounge:

15'6" > 12'10" x 12'2" (4.72m > 3.91m x 3.71m)

Double glazed window and french doors to conservatory, cupboard, radiator.

First Floor:-

Landing:

Obscure double glazed window to side, doors to bedroom one, bedroom two, family bathroom, cupboard, loft access.

Bedroom One:

12'2" > 9'1" x 11'2" (3.71m > 2.77m x 3.40m)

Two double glazed windows to front, fitted wardrobes, radiator.

Bedroom Two:

9'10" x 5'7" (3.00m x 1.70m)

Double glazed window to rear, radiator.

Family Bathroom:

6'3" x 6'2" (1.91m x 1.88m)

Obscure double glazed window to rear, p shaped bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

Exterior:-

Frontage & Parking:

Path to front entrance door, mainly laid to lawn, allocated parking to rear with visitors spaces available.

Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.



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

