



Burton Place

Chelmsford, CM2 6TY

Freehold
Tax Band:

£335,000



Being sold with NO ONWARD CHAIN is this IMMACULATELY PRESENTED terraced property boasting a MODERN FITTED KITCHEN & BATHROOM, two good sized bedrooms, private 42' rear garden, TWO ALLOCATED PARKING SPACES, perfect for first time buyers or as a buy to let!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE:

Composite entrance door to front, stairs to first floor, open to:-

LOUNGE: (14' > 13'2" x 12'10")

Double glazed window to front, door to kitchen diner, cupboard, radiator.

KITCHEN DINER: (12'8" x 10'8")

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, space for fridge freezer, washing machine, tiled flooring.

FIRST FLOOR:-

LANDING:

Doors to bedroom one, bedroom two, family bathroom, loft access.

BEDROOM ONE: (10'8" x 10'3")

Double glazed window to front, fitted wardrobes, cupboard, radiator.

BEDROOM TWO: (12'8" x 6'8")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Panel bath with shower mixer tap, wall mounted hand wash basin, low level W/C, radiator, tiled walls, wood effect flooring.

EXTERIOR:-

FRONT GARDEN:

Path to entrance door, allocated parking for 2 cars.

REAR GARDEN:

Decking to immediate rear, stepping stones to workshop and rear decking area, rest laid to lawn, Approx 42'.

AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

Council Tax Band: C

DISCLAIMER:

At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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