HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Arbour Lane

Freehold
Tax Band: C

## Chelmsford, CM1 7SB

**£425,000**

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Perfectly located within a very SHORT WALK TO THE CITY CENTRE and popular schooling, and being sold with NO ONWARD CHAIN, is this well proportioned semi detached home boasting a GARAGE & PRIVATE PARKING to the immediate rear of the UNOVERLOOKED 45’ REAR GARDEN, plus THREE GOOD SIZED BEDROOMS, entrance hall, cloakroom, 18' LOUNGE, separate dining room, CONSERVATORY, kitchen, and a great potential to extend (stpp). Call Hamilton Piers to view!

# Arbour Lane, Chelmsford, CM1 7SB

## Ground Floor:

### Entrance Porch:
UPVC entrance door to front, double glazed windows to side, UPVC door to entrance hall.

### Entrance Hall:
Double glazed window to side, doors to kitchen, dining room, lounge, cupboard, stairs to first floor, radiator.

### Kitchen:
12'2" x 7'6" (3.71m x 2.29m)
Double glazed window to side, door to inner hall, range of wall and base units, rolled edge work surfaces with sink inset, integrated fridge freezer, washing machine, dishwasher, double oven, electric hob, with extractor over, part tiled walls, tiled flooring.

### Inner Hall:
Double glazed window to side, UPVC door to rear, door to cloakroom, tiled flooring.

### Cloakroom:
Obscure double glazed window to rear, W/C not yet installed but pipework connected.

### Dining Room:
12'9" x 12'5" (3.89m x 3.78m)
Double glazed bay window to front, feature fireplace, radiator.

### Lounge:
18'4" x 10'8" (5.59m x 3.25m)
Double glazed french doors to conservatory, feature fireplace, radiator.

### Conservatory:
11'8" x 10'11" (3.56m x 3.33m)
UPVC roof, double glazed french doors to side, double glazed windows to rear, radiator, wood effect flooring.

### First Floor:
Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom.

### Bedroom One:
11'10" x 10'3" (3.61m x 3.12m)
Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Two:
11' x 9'7" (3.35m x 2.92m)
Double glazed window to front, fitted wardrobe, radiator, loft access.

### Bedroom Three:
7'9" x 7'5" (2.36m x 2.26m)
Double glazed window to front, radiator, wood effect flooring.

### Family Bathroom:
7' x 6' (2.13m x 1.83m)
Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, towel radiator, part tiled walls.

## Exterior:

### Front Garden:
Walled garden with gated path to entrance door. Access road to garage and parking to the rear (for residents only).

### Rear Garden:
Paved patio to immediate rear, gated side and rear access, UPVC door to garage, approx 45'.

### Agent Notes:
Council tax band: C

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