



## Bonington Chase

Chelmsford, CM1 6GB

**£255,000**

Freehold  
Tax Band: B



Being sold with NO ONWARD CHAIN is this IMMACULATE, FREEHOLD starter home boasting a GENEROUS CORNER PLOT GARDEN, spacious 17'7" OPEN PLAN LIVING AREA with MODERN KITCHEN, re-fitted bathroom, impressive double bedroom, TWO ALLOCATED PARKING SPACES, ideal as a first time buy or as a buy to let, contact Hamilton Piers of Springfield to view.



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## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, doors to bedroom, bathroom, cupboard housing boiler and rad, stairs to first floor, radiator.

### Bedroom:

12' x 8'11" (3.66m x 2.72m)

Double glazed window to side, cupboard, with space for washing machine, radiator.

### Bathroom:

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

Obscure double glazed window to side, panel bath with shower mixer tap, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls.

## First Floor:

### Landing:

Open to:-

### Open Plan Living Area:

17'6" x 12' (5.33m x 3.66m)

### Lounge Area:

Two velux windows to side, radiator, loft access, open to:-

### Kitchen:

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated under counter fridge freezer, low level oven, induction hob with glass splash back and extractor over.

## Exterior:

### Garden:

Generous corner plot gated garden with path to entrance door, shingle area to side, rest laid to lawn.

### Parking:

2 parking spaces to front.



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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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