



## Blackwater Close

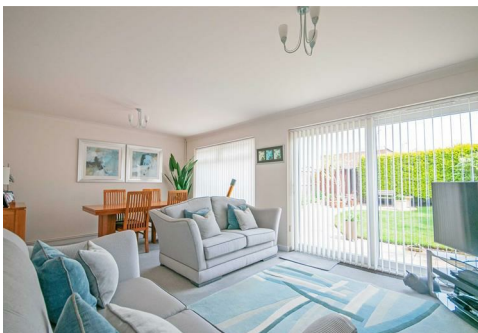
Chelmsford, CM1 7QJ

Freehold  
Tax Band: C

**Offers In Excess Of £400,000**



Offered for sale with a COMPLETE ONWARD CHAIN is this IMMACULATE semi detached home, boasting THREE DOUBLE BEDROOMS, spacious 20'1" lounge diner, MODERN KITCHEN, family bathroom, entrance porch, hall and cloakroom, PRIVATE REAR GARDEN and garage in block, within a short walk to local schools, shops and Chelmsford city centre and mainline train station, contact Hamilton Piers of Springfield to view!



# Blackwater Close, Chelmsford, CM1 7QJ

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## Ground Floor:

### Entrance Porch:

UPVC door to side, obscure double glazed window to front, French doors to entrance hall.

### Entrance Hall:

Doors to cloakroom, kitchen, lounge diner, two radiators, cupboard.

### Cloakroom:

Obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator, tiled walls and flooring.

### Kitchen:

10' x 9'11" (3.05m x 3.02m)

UPVC door to side, double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over and glass splash back, double oven, fridge freezer, space for washing machine, tiled flooring.

### Lounge Diner:

20'1" x 11'11" (6.12m x 3.63m)

Double glazed windows and sliding doors to rear, fireplace, two radiators.

## First Floor:

### Landing:

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

### Bedroom One:

12' x 10'1" (3.66m x 3.07m)

Double glazed window to rear, radiator.

### Bedroom Two:

12'2" x 8'11" (3.71m x 2.72m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

10' x 7' (3.05m x 2.13m)

Double glazed window to front, fitted wardrobes, radiator.

## Family Bathroom:

9'8" x 5' (2.95m x 1.52m)

Obscure double glazed window to front, panel bath with shower over, low level W/C, pedestal hand wash basin, radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, mature shrubs to border, door to shed, rest laid to lawn.

### Front Garden:

Paved path to entrance door, rest laid to lawn.

### Garage:

Garage in block.



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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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