HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Braganza Way

Chelmsford, CM1 6AP

Guide Price £375,000

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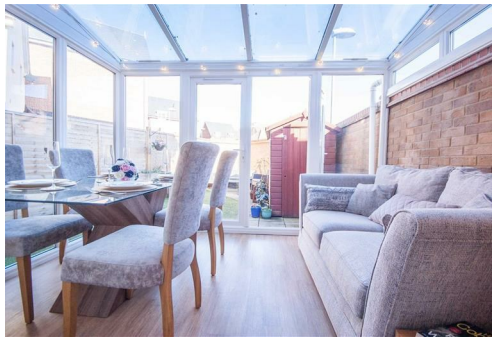
An IMMACULATELY PRESENTED end terraced property boasting TWO DOUBLE BEDROOMS, entrance hall, modern cloakroom & bathroom, SPACIOUS LOUNGE, conservatory, MODERN 16' KITCHEN DINER, driveway and allocated parking and PRIVATE REAR GARDEN. Located on the highly regarded Beaulieu Park development and being sold with a COMPLETE ONWARD CHAIN!



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Ground Floor:-

Entrance Hall:
Composite entrance door to front, doors to lounge, kitchen diner, cloakroom, stairs to first floor, radiator, cupboard, wood effect flooring.

Cloakroom:
Obscure double glazed window to front, lowlevel W/C, pedestal hand wash basin, radiator, part tiled walls, tiled flooring.

Lounge:
16' x 13'7" > 10'9" (4.88m x 4.14m > 3.28m)
Double glazed window to front, double glazed french doors to rear, radiator.

Kitchen Diner:
15'6" x 7'5" (4.72m x 2.26m)
Double glazed window to front, double glazed window and door to conservatory, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with stainless steel splashback and extractor over, dishwasher, washing machine, fridge freezer, boiler to cupboard, radiator, tiled flooring.

Conservatory:
11'1" x 7'11" (3.38m x 2.41m)
Double glazed roof, double glazed french doors to rear, double glazed windows to side and rear, electric radiator, wood effect flooring.

First Floor:-

Landing:
Double glazed window to rear, doors to bedroom one, bedroom two, family bathroom, loft access, radiator.

Bedroom One:
15'6" x 10'10" (4.72m x 3.30m)
Dual aspect double glazed windows to front and rear, fitted wardrobes, radiator.

Bedroom Two:
16'5" max x 8'3" (5.00m max x 2.51m)
Two double glazed windows to front, fitted wardrobes, radiator.

Family Bathroom:
Obscure double glazed window to rear, panel bath with shower over, low level W/C, pedestal hand wash basin, chrome towel radiator, tiled walls and flooring.

Exterior:-

Front Garden & Parking:
Driveway parking, one allocated parking space to the rear, mture shrubs to boarder, rest laid to lawn.

Rear Garden:
Paved patio to immediate rear, gated side access, shed to rear, rest laid to artificial lawn.

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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.