HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



# Elder Close

Freehold
Tax Band: C

Chelmsford, CM1 4FU

**Open To Offers £375,000**

2 3 2 B

Boasting an UNOVERLOOKED & South-West facing rear garden, a spacious 15' lounge and modern kitchen/diner is this WELL PRESENTED two bedroom SEMI-DETACHED property. Further offering TWO DOUBLE bedrooms with EN-SUITE to master, family bathroom, hallway, d/s cloakroom & private driveway parking for 2/3 vehicles, plus potential to extend (stpp). Perfect for FIRST TIME BUYERS & situated on a newly established development in a MEWS POSITION, with easy access to the city Centre, local schools and amenities. Contact Hamilton Piers of Chelmsford today to view!







# Elder Close, Chelmsford, CM1 4FU

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:
Composite entrance door into hallway, stairs to first floor, doors to cloakroom and lounge, radiator, wood effect flooring.

### CLOAKROOM:
4'08" x 3'00" (1.42m x 0.91m)
Double glazed window to front, low level w/c, pedestal hand basin, radiator.

### LOUNGE:
15'2" x 9'03" (4.62m x 2.82m)
Double glazed window to front, radiator, wood effect flooring, understair storage cupboard, door to kitchen.

### KITCHEN DINER:
12'08" x 8'05" (3.86m x 2.57m)
Double glazed window and french doors to rear, round edge worktops with stainless drainer sink inset, matching wall and base units, integrated oven and microwave, free standing washing maching, dishwasher, fridge freezer, gas hob with extractor over, radiator, wood effect flooring, doors onto garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Loft hatch, doors to-

### BEDROOM ONE:
9'10" x 8'02" (3.00m x 2.49m)
Double glazed window to rear, radiator, door to en-suite.

### EN-SUITE:
Shower, pedestal hand basin, low level w/c, radiator, wood effect flooring.

### BEDROOM TWO:
10'09" x 8'06" (3.28m x 2.59m)
Double glazed window to front, built in wardrobes, storage cupboard, radiator.

## EXTERIOR:

### REAR GARDEN:
Patio to immediate rear of property, patio seating area to rear with the rest laid to lawn, cabin/salon/office.

### FRONTAGE & PARKING:
Driveway parking for 2/3 vehicles.





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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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