HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rubens Gate

Freehold
Tax Band:

Chelmsford, CM1 6GN

Guide Price £400,000

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GUIDE PRICE £400,000-£425,000 Being sold with NO ONWARD CHAIN and boasting excellent POTENTIAL TO EXTEND (STP) is this link detached home further offering a 15' LOUNGE, spacious kitchen diner, THREE GOOD SIZED BEDROOMS, re-fitted family bathroom, PRIVATE REAR GARDEN, driveway parking, and GARAGE with potential to convert or extend over. Call Springfield's leading agent Hamilton Piers to view!

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Ground Floor:

Entrance Porch:
UPVC entrance door to front, double glazed window to side, door to lounge.

Lounge:
14'11" x 13'4" (4.55m x 4.06m)
Double glazed window to front, door to kitchen diner, stairs to first floor, radiator, wood effect flooring.

Kitchen Diner:
14'11" x 12'11" > 9'8" (4.55m x 3.94m > 2.95m)
Double glazed window and french doors to rear, UPVC door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with glash splashback and extractor over, dishwasher, space for fridge freezer, washing machine, cupboard, radiator, wood effect flooring.

First Floor:

Landing:
Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom.

Bedroom One:
13'10" max x 11'9" > 8'8" (4.22m max x 3.58m > 2.64m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
10' x 9'5" > 8'7" (3.05m x 2.87m > 2.62m)
Double glazed window to rear, cupboard, radiator.

Bedroom Three:
7'5" x 6' (2.26m x 1.83m)
Double glazed window to front, radiator.

Family Bathroom:
6' x 5'6" (1.83m x 1.68m)
Obscure double glazed window to rear, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, part tiled walls, tiled flooring.

Exterior:

Frontage, Parking & Garage:
Driveway parking for multiple cars, garage with up and over door, rest laid to lawn.

Rear Garden:
Paved patio to immediate rear, gated side access, door to garage, mature shrubs and trees to border, rest laid to lawn, approx 41'.

Agent Notes:
Council tax band: D

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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.