



## Wilshire Avenue

Chelmsford, CM2 6QW

**Guide Price £425,000**

Freehold  
Tax Band: D



An EXTENDED semi detached home boasting THREE GOOD SIZED BEDROOMS and a PRIVATE LANDSCAPED REAR GARDEN, offered for sale by Hamilton Piers. Also offering a spacious lounge, CONSERVATORY, re-fitted kitchen and family bathroom, GARAGE with power and lighting (currently used as a gym) and driveway parking to front. Ideally located close to local schooling, shops and the city centre. Contact Chelmer Village's local property experts to view!



## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, kitchen, lounge, radiator, stairs to first floor.

### Cloakroom:

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

### Kitchen:

9'11" x 6' (3.02m x 1.83m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, hob with extractor over, space for washing machine, dishwasher, radiator, part tiled walls, tiled flooring.

### Lounge:

15'4" x 12'1" (4.67m x 3.68m)

French doors to conservatory, cupboard, wood effect flooring.

### Conservatory:

10'7" x 10'1" (3.23m x 3.07m)

Double glazed roof, double glazed windows to rear and side, french doors to side, radiator, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, study area, cupboard.

### Bedroom One:

12' x 10' (3.66m x 3.05m)

Double glazed window to front, radiator, wood effect flooring.

### Bedroom Two:

12'1" x 8'8" (3.68m x 2.64m)

Double glazed window to rear, radiator, wood effect flooring.

### Bedroom Three:

8'6" x 7'3" (2.59m x 2.21m)

Double glazed window to rear, radiator, wood effect flooring.

## Family Bathroom:

7'4" x 7'2" (2.24m x 2.18m)

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

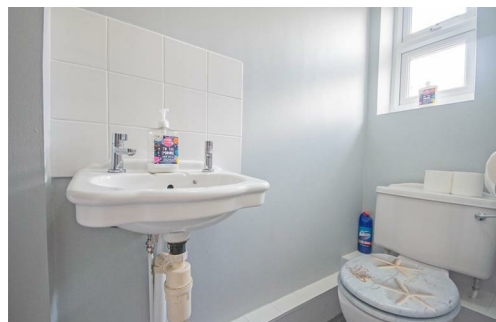
## Exterior:

### Rear Garden:

Paved patio to immediate rear, shed to rear, door to garage, rest laid to lawn.

### Frontage, Garage & Parking:

Garage with up and over door, with power and lighting connected, driveway parking to front.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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