



## Redruth Close

Freehold  
Tax Band: E

Old Springfield, Chelmsford, CM1 6JW

**Offers In Excess Of £425,000**



Boasting NO ONWARD CHAIN, a dual aspect lounge, spacious kitchen and RECENTLY REFITTED wet room is this well-proportioned THREE bedroom DETACHED bungalow. Benefiting from a GARAGE (potential to convert\*) with driveway parking for two vehicles, two courtyard garden areas and tucked away in a quiet CUL-DE-SAC position. Set in a sought after location within walking distance of shops/amenities & access routes - Call Hamilton Piers, Springfield's leading local property experts, to view!



The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Double glazed window to side aspect. Door to inner hall.

### INNER HALL:

Airing cupboard and built-in storage cupboard, loft access, storage heater, carpeted flooring.

### LOUNGE:

Double glazed windows to front and side aspects, storage heater, carpeted flooring.

### KITCHEN:

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink, space for cooker, electric hob, space for fridge/freezer and washing machine, vinyl flooring. Door to side aspect.

### DINING ROOM / BEDROOM THREE:

Double glazed window to rear aspect, storage heater, carpeted flooring.

### BEDROOM ONE:

Double glazed window to front aspect, storage heater, carpeted flooring.

### BEDROOM TWO:

Double glazed window to side aspect, storage heater, carpeted flooring.

### WET ROOM:

Opaque double glazed window to side aspect, walk-in electric shower, inset WC, vanity wash hand basin, vinyl flooring.

### EXTERIOR:

## REAR GARDEN:

Unoverlooked and enclosed by fencing, hard landscaped rear courtyard area with side access gate. Additional side courtyard garden adjacent to main entrance door.

## GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up & over door. Driveway parking for two vehicles.

## AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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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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