



Hillary Close

Springfield, Chelmsford, CM1 7RR

Freehold
Tax Band: C

Offers In Excess Of £375,000



Boasting an UNOVERLOOKED & well-proportioned rear garden, RECENTLY REFITTED windows & bathroom plus lounge, dining area and an L-SHAPED KITCHEN with utility/study area is this three DOUBLE bedroom end-terrace property. Benefiting from modern living space throughout with further POTENTIAL TO EXTEND (STPP), a GARAGE (to rear) with on-street parking available and set in a tucked away position OVERLOOKING GREENSWARD to front. Ideally located close to shops and popular schools - Walking distance to Chelmsford City Centre & Mainline Station. Perfect for first time buyers! Call Hamilton Piers, Springfield's leading local property experts, to view!



Hillary Close, Springfield, Chelmsford, CM1 7RR

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Opaque double glazed windows to front aspect, secure main entry door, stairs to first floor, radiator, carpeted flooring.

LOUNGE:

12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to front aspect, radiator, laminate flooring. Opening to dining area.

DINING AREA:

12'0 x 8'11 (3.66m x 2.72m)

Radiator, laminate flooring. Patio door to rear garden.

KITCHEN:

12'8 max to 7'6 x 10'9 (3.86m max to 2.29m x 3.28m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, cooker, electric hob, space for fridge/freezer, dishwasher and washing machine, built-in storage/larder cupboard, vinyl flooring. Door to side aspect.

STUDY AREA:

Previously used as a utility area and currently a small office space - Opaque double glazed window to front aspect, radiator, vinyl flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, loft access, carpeted flooring.

BEDROOM ONE:

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO:

12'1 x 9'0 (3.68m x 2.74m)

Double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE:

10'11 x 6'6 (3.33m x 1.98m)

Double glazed window to front aspect, built-in airing/storage cupboard, built-in double wardrobe, radiator, laminate flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area to immediate rear, remainder mainly laid to lawn, storage shed, gated access to garage and side aspect.

GARAGE & PARKING:

Single garage located at property rear with on-street parking to front and side aspects.

AGENTS NOTES:

Council Tax Band: C

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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