HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Begonia Close

Freehold
Tax Band: C

North Springfield, Chelmsford, CM1 6NL

Guide Price £350,000

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Boasting an UNOVERLOOKED & very generously-sized rear garden, spacious 21' DUAL ASPECT lounge/diner and IMMACULATELY PRESENTED THROUGHOUT is this well-proportioned three bedroom end-terrace property. Benefiting from a GARAGE (potential to convert*) and driveway parking, POTENTIAL TO EXTEND (STPP) and ideally tucked away in a CUL-DE-SAC location. Walking distance to all local shops/amenities & popular schools with convenient access to Beaulieu Station, A12 and Chelmsford City Centre & Mainline Station - Ideal for first time buyers. Call Hamilton Piers of Springfield to view!







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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, wood flooring.

LOUNGE / DINER:
22'1 x 12'4 reducing to 7'3 (6.73m x 3.76m reducing to 2.21m)
Double glazed windows to front and rear aspects, two storage heaters, 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 with central mixer tap and drainer, space for cooker and hob, low level fridge/freezer and washing machine, tiled flooring. Secure door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard, loft access, carpeted flooring.

BEDROOM ONE:
12'2 x 9'10 (3.71m x 3.00m)
Double glazed window to front aspect, storage heater, carpeted flooring.

BEDROOM TWO:
10'2 x 9'9 (3.10m x 2.97m)
Double glazed window to rear aspect, storage heater, carpeted flooring.

BEDROOM THREE:
6'10 x 6'10 (2.08m x 2.08m)
Double glazed window to front aspect, storage heater, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, storage heater, wood flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked and very generously sized rear garden, enclosed by fencing and comprising a patio area to immediate property rear with remainder mainly laid to lawn, mature shrub borders, access door to garage and gated side access.

GARAGE, DRIVEWAY & PARKING
Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with further on-street parking available on a free-for-all basis.

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.