HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Falmouth Road

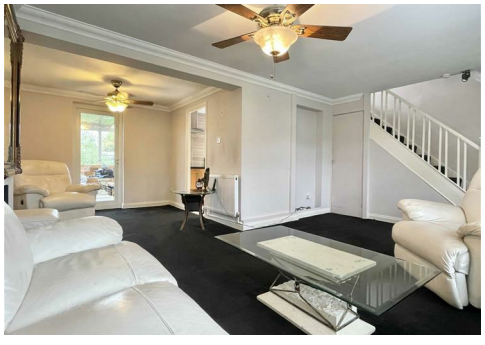
Freehold
Tax Band: A

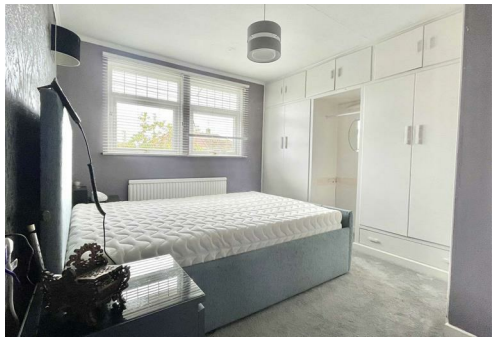
Chelmsford, CM1 6HY

By Auction £260,000

3 1 2

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000
CASH BUYERS ONLY Benefiting from a 19' L-SHAPED lounge/diner, re-fitted kitchen & bathroom plus an UNOVERLOOKED and generously sized rear garden is this spacious three bedrooom end terrace property. Offering a DETACHED GARAGE with driveway parking for three vehicles, a recently refitted boiler and ideally located within Old Springfield, just a short walk to local shops, popular schools and the City Centre. Contact Hamilton Piers, Springfield's local property experts, to view today!





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GROUND FLOOR ACCOMMODATION:

ENTRANCE:
Composite entrance door into lounge diner.

LOUNGE / DINER:
19'08">9'03" x 19'09">10'07" (5.99m>2.82m x 6.02m>3.23m)
L shaped lounge diner, dual aspect double glazed window to front with door to rear onto conservatory, electric log burner, raditaor, stairs to first floor, door to kitchen.

KITCHEN:
10'02 x 8'02" (3.10m x 2.49m)
Dual aspect double glazed window to rear with door to side, roll edge worktops with porcellin drainer sink inset, electric hob with extractor over, matching wall and base units, integrated SMEG double oven, tiled splashbacks, space for fridge freezer & dishwasher, tiled flooring.

CONSERVATORY:
9'05" x 9'01" (2.87m x 2.77m)
Double glazed with door to side onto garden, space for washing machine.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE:
11'04" x 8'11" (3.45m x 2.72m)
Double glazed window to front, built in wardrobes, radiator.

BEDROOM TWO:
11'08" x 8'06" (3.56m x 2.59m)
Double glazed window to rear, radiator, Boiler.

BEDROOM THREE:
8'07" x 8'03" (2.62m x 2.51m)
Double glazed window to front, radiator.

SHOWER ROOM:
7'08" x 5'05" (2.34m x 1.65m)
Dual aspect double glazed window to rear and side, fully tiled, double walk in shower, low level W/C, inset hand basin with tile splashback, chrome heated towel rail.

EXTERIOR:

REAR GARDEN:
Decking to immediate rear of property, with rest laid to lawn with shrubs to border, storage sheds, side access to garage and gate to front of property.

GARAGE:
Detached garage with op and over door to front, access door at side.

FRONTAGE & PARKING:
Driveway parking for 3 vehicles, front garden laid to lawn with shrub border. (Potential to extend driveway)

AUCTION T&C:
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

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.