



## Bodmin Road

Chelmsford, CM1 6LL

**Guide Price £375,000**



Freehold  
Tax Band: D

Offered for sale with NO ONWARD CHAIN is this semi detached home boasting THREE GOOD SIZED BEDROOMS, downstairs cloakroom, SPACIOUS 24' LOUNGE DINER, private rear garden and double length garage, with updating required and SUPERB POTENTIAL TO EXTEND (stpp). Ideally located within a short walk to local shops and very popular schooling, and easy access to the City Centre. Contact Hamilton Piers of Old Springfield to view!



# Bodmin Road, Chelmsford, CM1 6LL

---

## GROUND FLOOR:-

### ENTRANCE HALL:-

Part glazed upvc front door, leading to hallway with doors to: cloakroom, lounge diner and kitchen. Stairs to first floor.

### LOUNGE DINER:-

24'04" x 11'07" (7.42m x 3.53m)

Dual aspect double glazed window to front and sliding patio door to rear, gas fireplace, radiator.

### KITCHEN:-

10'08" x 8'06"

Double glazed window and upvc door to rear, matching wall and base units, roll edge work tops with stainless drainer sink inset, boiler, storage cupboard, space for dishwasher, washing machine and fridge/freezer, part tiled walls.

### CLOAKROOM:-

Double glazed opaque window to front, wall mounted basin and low level w/c, radiator.

## FIRST FLOOR:-

### LANDING:-

Double glazed window over stairs to side, doors to bedroom one, bedroom two, bedroom three, shower room and separate W/C.

### BEDROOM ONE:-

12'08" x 9'05" (3.86m x 2.87m)

Double glazed window to front, radiator.

### BEDROOM TWO:-

10'11" x 10'05" (3.33m x 3.18m )

Double glazed window to rear, radiator.

### BEDROOM THREE:-

8'04" x 7'05" (2.54m x 2.26m)

Double glazed window to front, radiator.

### SHOWER ROOM:-

Double glazed opaque window to rear, walk in shower, pedestal hand wash basin, airing cupboard, radiator.

## SEPERATE WC:-

Double glazed opaque window to rear, low level wc, radiator.

## EXTERIOR:-

### REAR GARDEN:-

Paved patio to immediate rear, laid to lawn with mature shrubs to border, door to garage.

### FRONT GARDEN / GARAGE / PARKING:

Double length garage with up and over door, driveway parking, laid to lawn with shrubs to border.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

