HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Kings Road

Freehold
Tax Band:

Chelmsford, CM1 4HP

Guide Price £390,000

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A rarely available LICENSED H.M.O with FIVE BEDROOMS (or a 3/4bed family home) - ideal as a long term investment with fantastic potential returns. For sale with immediate vacant possession. With entrance hall, MODERN FITTED KITCHEN & SHOWER ROOM, lounge & dining room (or of course additional bedrooms), lawned front garden with POTENTIAL TO CREATE DRIVEWAY for 2-3 cars, privately enclosed rear garden. Located within WALKING DISTANCE TO CHELMSFORD CITY CENTRE & STATION, University Campus and local schooling is only a stone's throw away. Contact Hamilton Piers to view immediately!

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Ground Floor:

Entrance Hall:
UPVC entrance door to side, doors to dining room, lounge, kitchen, stairs to first floor, cupboard.

Lounge/Bedroom:
12'2" x 11' (3.71m x 3.35m)
Double glazed window to front, radiator.

Dining Room/Bedroom:
10'2" x 8'11" (3.10m x 2.72m)
Double glazed window to front, radiator.

Kitchen:
14'6" x 7'4" (4.42m x 2.24m)
Double glazed and glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob, low level oven, space for fridge freezer, washing machine, under counter fridge, door to cloakroom, door to side, radiator, tiled flooring.

Cloakroom:
Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, low level W/C, tiled flooring.

First Floor:
Glazed window to rear, doors to bedroom one, bedroom two, bedroom three, family bathroom, shower room.

Bedroom One:
10'11" x 10'9" (3.33m x 3.28m)
Double glazed window to rear, radiator.

Bedroom Two:
10'1" x 9'2" (3.07m x 2.79m)
Double glazed window to front, radiator.

Bedroom Three:
8'11" x 8'11" (2.72m x 2.72m)
Glazed window to rear, radiator, cupboard housing boiler.

Family Bathroom:
6' x 5'5" (1.83m x 1.65m)
Obscure glazed window to rear, panel bath with shower over, wall mounted hand wash basin, low level W/C, chrome towel radiator.

Shower Room:
Obscure glazed window to side, fully tiled shower cubicle, tiled flooring.

Exterior:

Rear Garden:
Decking to immediate rear, shed to rear, gated side access, mature shrubs to border, rest laid to lawn.

Front Garden:
Path to entrance door, mainly laid to lawn, with potential for a dropped kerb to provide parking for 3 cars (STP).

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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.