HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Kings Road

Freehold
Tax Band:

Chelmsford, CM1 4HP

£389,995

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A spacious semi detached home with THREE BEDROOMS and TWO RECEPTION ROOMS - located within walking distance to the city centre. The property is currently set up as a multiple room investmnet property BUT offers a standard layout ready for a buyer - with entrance hall & cloakroom, SPACIOUS LOUNGE & DINING ROOM/BEDROOM FOUR, refitted kitchen & bathroom, good-sized bedrooms to the first floor, enclosed rear garden and front garden with POTENTIAL TO CREATE PRIVATE DRIVEWAY, subject to dropped kerb. permission. For sale with NO ONWARD CHAIN.

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

Dining Room/Bedroom Four:
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.