HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Falmouth Road

Chelmsford, CM1 6HZ

£300,000

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Available for CASH BUYERS ONLY is this semi detached family home being sold with NO ONWARD CHAIN, boasting THREE GOOD SIZED BEDROOMS, 19' kitchen diner, lounge, entrance porch and hall, UNOVERLOOKED 84' REAR GARDEN, conservatory, modern fitted bathroom with separate W/C and excellent POTENTIAL TO EXTEND STP, call Hamilton Piers to view!

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Ground Floor:

Entrance Porch:
UPVC entrance door to side, double glazed windows to front and side, door to entrance hall.

Entrance Hall:
Doors to lounge, kitchen diner, stairs to first floor, cupboard, radiator.

Lounge:
12'11" x 11' (3.94m x 3.35m)
Double glazed window to front, gas fireplace, radiator.

Kitchen Diner:
19'9" x 8'4" (6.02m x 2.54m)
UPVC door to side, double glazed window to rear, glazed window and door to conservatory, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker, radiator, part tiled walls.

Conservatory:
10'10" x 8'2" (3.30m x 2.49m)
UPVC roof, double glazed french doors to rear.

First Floor:

Landing:
Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C, loft access.

Bedroom One:
13'7" > 10'11" x 11'5" (4.14m > 3.33m x 3.48m)
Two double glazed windows to front, fitted wardrobes, radiator.

Bedroom Two:
13'4" > 11'2" x 8'5" (4.06m > 3.40m x 2.57m)
Two double glazed windows to rear, radiator.

Bedroom Three:
8'6" x 8'6" max (2.59m x 2.59m max)
Double glazed wndow to front, radiator.

Family Bathroom:
Obscure double glazed window to rear, panel bath with aqualisa shower over, vanity hand wash basin, radiator, tiled walls.

Separate W/C:
Obscure double glazed window to side, low level W/C.

Exterior:

Frontage, Garage & Driveway:
Shared driveway to garage with up and over door, lawned frontage with mature shrubs to border with potential to covert to driveway parking.

Rear Garden:
Paved patio to immediate rear, gated side access, two sheds to rear, mature shrubs to border, rest laid to lawn, approx 84".

Agent Notes:
Council tax band: A

This property is available for cash buyers only as it is of cornish stone construction meaning it does not meet the requirement for the majority of mortage lenders, should you be requiring a mortgage please check with your mortgage lender or broker if they would accept a cornish stone construction prior to booking a viewing.

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.