



## Dorset Avenue

Chelmsford, CM2 8HD

**£325,000**

Freehold  
Tax Band: C



Boasting a SPACIOUS 23' LOUNGE DINER is this end terraced family home, further offering THREE GOOD SIZED BEDROOMS, re fitted kitchen and bathroom, entrance hall & cloakroom, PRIVATE REAR GARDEN and located within a short walk to local shops and excellent local schooling. Contact Hamilton Piers to view!



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## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, double glazed window to side, doors to lounge diner, kitchen, cupboard, stairs to first floor, radiator, wood effect flooring.

### Lounge Diner:

23'1" x 10'8" (7.04m x 3.25m)

Double glazed window to front, sliding door to rear, two radiators.

### Kitchen:

14'1" x 7' (4.29m x 2.13m)

Double glazed window to side, door to inner hall, range of wall and base units, rolle edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, dishwasher, space for fridge freezer, washing machine, boiler to cupboard, part tiled walls, tiled flooring.

### Inner Hall:

UPVC door to rear, door to cloakroom.

### Cloakroom:

Obscure double glazed window to side, high level W/C, pedestal hand wash basin, tiled flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

### Bedroom One:

12'11" x 10'3" (3.94m x 3.12m)

Double glazed window to front, radiator.

### Bedroom Two:

10'6" x 10' (3.20m x 3.05m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

8'1" x 7'11" (2.46m x 2.41m)

Double glazed window to front, cupboard, radiator, wood effect flooring.

### Family Bathroom:

6'11" x 5'5" (2.11m x 1.65m)

Obscure double glazed window to rear panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, path to rear access, door to brick built shed, rest laid to lawn.

#### Front Garden:

Path to front entrance door, rest laid to lawn.



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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.

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