



## Grace Bartlett Gardens

Chelmsford, CM2 9FW

**Guide Price £375,000**



Being sold with a COMPLETE ONWARD CHAIN is this IMMACULATELY PRESENTED modern terraced property boasting TWO DOUBLE BEDROOMS with EN-SUITE to master bedroom, private rear garden, entrance hall, cloakroom, TWO ALLOCATED PARKING SPACES, modern kitchen diner and SPACIOUS LOUNGE. Ideally located within walking distance to the city centre... call Hamilton Piers to view!



# Grace Bartlett Gardens, Chelmsford, CM2 9FW

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, kitchen diner, lounge, stairs to first floor, radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed window to front, low level W/C, pedestal hand wash basin, radiator, tiled flooring.

### Kitchen Diner:

14' x 8'9" (4.27m x 2.67m)

Double glazed window to front, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated fridge freezer, washing machine, dishwasher, low level oven, electric hob with stainless steel splashback and extractor over, radiator, part tiled walls, tiled flooring.

### Lounge:

16'10" x 15'2" > 11'5" (5.13m x 4.62m > 3.48m)

Double glazed window and door to rear, cupboard, two radiators, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, family bathroom, loft access.

### Bedroom One:

13'3" x 13'3" > 11'1" (4.04m x 4.04m > 3.38m)

Two double glazed window to front, door to en-suite, radiator.

### En-Suite:

6'2" x 5' (1.88m x 1.52m)

Fully tiled double shower cubicle, low level W/C, wall mounted hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

### Bedroom Two:

12'3" x 9'2" (3.73m x 2.79m)

Double glazed and obscure double glazed windows to rear, radiator.

### Family Bathroom:

7'4" x 6'7" (2.24m x 2.01m)

Obscure double glazed window to rear, panel bath with shower mixer tap, wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Exterior:

### Frontage & Parking:

Path and shingled area to front, allocated parking for 2 cars to side.

### Rear Garden:

Paved patio to immediate rear, decking area to side, path to rear shed and gated access, rest laid to lawn.

### Agent Notes:

Council tax band: D

There is an annual upkeep charge of approximately £350 per year which includes the upkeep of the grounds, communal sky dish and for the street lights (which stay on later than 00:00)



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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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