HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rushleydale

Freehold
Tax Band:

Chelmsford, CM1 6JX

£399,995

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Offered for sale with NO ONWARD CHAIN is this well presented terraced home boasting THREE DOUBLE BEDROOMS, cloakroom, family bathroom, SPACIOUS 23'11" LOUNGE DINER, re fitted kitchen, private rear garden, garage & driveway parking, call Hamilton Piers of Springfield to view!

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:
Part-glazed main entrance door and opaque double glazed window, tiled flooring.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring.

LOUNGE / DINER:
23'11 x 11'06 (7.29m x 3.51m)
Double glazed window to front aspect, stairs to first floor, two radiators, carpeted flooring and patio doors onto rear garden.

KITCHEN:
11'09 x 7'11 (3.58m x 2.41m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, cooker with gas hob and extractor hood over, space for fridge/freezer, washing machine and dishwasher, tiled flooring. Opaque part-glazed door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, stairs to small study area, wall-mounted boiler, carpeted flooring.

MASTER BEDROOM:
11'09 reducing to 9'09 x 11'08 (3.58m reducing to 2.97m x 3.56m)
Double glazed window to rear aspect, built-in wardrobes and built-in airing cupboard, radiator, carpeted flooring.

BEDROOM TWO:
15'00 x 7'11 (4.57m x 2.41m)
Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM THREE:
11'08 max x 8'09 (3.56m max x 2.67m)
Double glazed window to front aspect radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked and enclosed rear garden comprising patio area with pathway to rear gated access, brick-built storage shed containing power and lighting, remainder mainly laid to lawn with shrub borders.

GARAGE, DRIVEWAY & PARKING:
Integral garage with driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.