



# 17 Perry Hill

, Chelmsford, CM1 7RD

Offers In The Region Of £420,000



GUIDE PRICE £420,000

Elwell Taylor are pleased to offer for sale with vacant possession and no onward chain this spacious 4 bedroom town house located on the fringe of the City Center within easy walking distance of the station. The property does require some renovations but in our opinion has been priced accordingly. The garage has been converted into an extra ground floor reception room. Don't miss out on this property we recommend an internal viewing to appreciate the full potential of this property.





ENTRANCE HALL

Doors leading to all rooms

GROUND FLOOR CLOAKROOM

Enclosed sink unit, WC, window to front

DINING ROOM 13'7 x 9'0 (4.14m x 2.74m)

Dining room with radiator window to side and patio doors leaving to the garden.

KITCHEN 13'6 x 7'4 (4.11m x 2.24m)

Wood trimmed kitchen wall and base units comprising one and a half bowl single drainer with mixer tap, working surfaces with cupboards and drawer units, integrated electric hob, low level oven, double glazed window to rear. Note, it is thought that most buyers would look to refit the kitchen which gives the potential for the kitchen and dining area to be combined to make one open space family room. Arch leading to pantry and cupboard housing the washing machine.

FRONT RECEPTION ROOM 14'4 x 8'8 (4.37m x 2.64m)

Radiator and window to front, this was formerly a garage

HALL STAIRS AND LANDING

Window to side, radiator, door leading to first floor bedroom, ,open plan to family living room

FIRST FLOOR RECEPTION ROOM 17'5 x 14'3 (5.31m x 4.34m)

Spacious open plan living space with double glazed window and door leading to balcony, two radiators with stairs leading to top floor.

BEDROOM 1 13'8 x 10'4 (4.17m x 3.15m)

Double bedroom with fitted cupboards, housing water tank, radiator to front wall, double glazed window and door leading to en suite bathroom

EN SUITE BATHROOM

Blue 3 piece suite comprising w.c, vanity wash hand basin unit, bath with shower attachment, fitted cupboard, part tiled walls, radiator, double glazed window to rear.

HALL STAIRS AND LANDING

Open staircase, window to side, radiator leading to all rooms.

SECOND FLOOR BATHROOM

Panel enclosed bath with mixer tap and shower attachment, w.c, pedestal wash hand basin, part tiled, fitted cupboard, radiator, double glazed window to rear.

BEDROOM 2 12'2 x 10'1 (3.71m x 3.07m)

Double bedroom radiator, built in wardrobes and units, double glazed window to front.

BEDROOM 3 11'10 x 10'2 (3.61m x 3.10m)

Double bedroom radiator, built in wardrobes and units, double glazed window to front.

BEDROOM 4 7'8 x 7'1 (2.34m x 2.16m)

Single bedroom radiator, built in desk units, double glazed window to front.

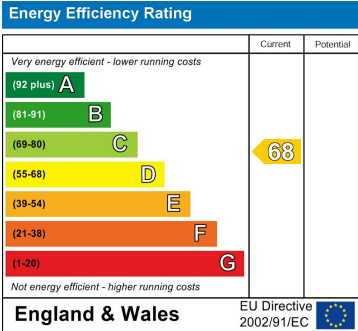
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.