



## Readers Court

Chelmsford, CM2 8EX

**By Public Auction £310,000**



Freehold  
Tax Band: C

Having undergone FULL REFURBISHMENT THROUGHOUT we are delighted to bring to market this ABSOLUTELY IMMACULATE terraced home that offers a BRAND NEW KITCHEN & BATHROOM, entrance hall, newly-fitted cloakroom, spacious lounge, spacious kitchen diner, THREE GOOD-SIZED BEDROOMS, a private rear garden and a SINGLE GARAGE & DRIVEWAY PARKING. Ideally located close to local schools, shops and the city centre. Contact Hamilton Piers of Chelmsford to view.



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## Ground Floor:

### Entrance Hall:

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

### Lounge:

14'10" x 10'4" (4.52m x 3.15m)

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

### Kitchen Diner:

16'7" x 11'4" (5.05m x 3.45m)

Two double glazed window to rear, entrance to inner hall, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for fridge freezer, washing machine, radiator, wood effect flooring.

### Inner Hall:

UPVC door to side, door to cloakroom, wood effect flooring.

### Cloakroom:

Obscure double glazed window to side, low level W/C, vanity hand wash basin, towel radiator, wood effect flooring.

## First Floor:

### Landing:

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

### Bedroom One:

14'2" > 11'10" x 10'4" (4.32m > 3.61m x 3.15m)

Double glazed window to rear, radiator.

### Bedroom Two:

15'7" > 13'4" x 8'11" (4.75m > 4.06m x 2.72m)

Double glazed window to front, radiator.

### Bedroom Three:

8'5" x 7'5" (2.57m x 2.26m)

Double glazed window to front, radiator.

## Family Bathroom:

7'9" x 5'11" (2.36m x 1.80m)

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

## Exterior:

### Rear Garden:

Gated rear access to rear drive, door to garage, paved patio, rest laid to lawn.

### Garage & Parking:

Up and over door, driveway parking.

### Front Garden:

Path to 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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