



Brook View

Chelmsford, CM2 7RG

£325,000

Freehold
Tax Band: A



Boasting a 100' REAR GARDEN with various outbuildings and a DETACHED DOUBLE GARAGE is this well presented semi detached home available for **CASH BUYERS ONLY**. Also offering **THREE GOOD SIZED BEDROOMS**, re-fitted kitchen, **SPACIOUS 24'5" LOUNGE DINER**, cloakroom and **UTILITY ROOM**. Ideally located in the sought-after village location. Contact Hamilton Piers to view!



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Ground Floor:

Entrance Hall:

Composite entrance door to side, double glazed window to rear, door to lounge, open to kitchen, stairs to first floor, wood effect flooring.

Lounge Diner:

24'5" x 10'10" (7.44m x 3.30m)

Two double glazed windows to front, fireplace, two radiators, two cupboards.

Kitchen:

11'9" x 6'11" (3.58m x 2.11m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, space for cooker, washing machine, dishwasher, under counter fridge, door to inner hall, part tiled walls, wood effect flooring.

Inner Hall:

UPVC door to side, doors to cloakroom, utility room / study.

Cloakroom:

Obscure double glazed window to side, high level W/C, chrome towel radiator, tiled walls.

Utility Room:

13'7" x 7'9" x 6'9" (4.14m x 2.36m x 2.06m)

Door to side, wood effect flooring.

First Floor:

Landing:

Double glazed window to rear, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

12'2" x 11' (3.71m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

11'7" x 10'11" (3.53m x 3.33m)

Double glazed window to front, two cupboards, radiator.

Bedroom Three:

10'7" x 6'11" (3.23m x 2.11m)

Double glazed window to rear, radiator, cupboard.

Family Bathroom:

6'11" x 6' (2.11m x 1.83m)

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

Exterior:

Rear Garden:

Patio to immediate rear, gated side access to front driveway, door to double garage, door to shed, door to workshop, mature shrubs and trees, rest laid to lawn, approx 100'

Double Garage:

18'11" x 17'6" (5.77m x 5.33m)

Up and over door, power and lighting connected.

Workshop:

19'8" x 9'10" (6m x 3m)

Frontage & Parking:

Gated driveway parking for 4 + cars, mature shrubs, rest laid to lawn.

Agent Notes:

Council tax band: A

This property is available for cash buyers only as it is of Airey style construction meaning it does not meet the lending criteria for a majority of mortgage lenders. Should you be requiring a mortgage please check with your mortgage lender or broker prior to contacting us to confirm if they would lend on an Airey style construction home.



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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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