



Bonington Chase

Chelmsford, CM1 6GB

Freehold
Tax Band: B

Offers In Excess Of £235,000



Hamilton Piers of Springfield are pleased to offer for sale THE PERFECT FREEHOLD STARTER HOME, offering a modern OPEN PLAN living room with adjoining kitchen, a SPACIOUS MEZZANINE BEDROOM with built in wardrobe space and a PRIVATE REAR GARDEN, plus an entrance hall, refitted shower room and ALLOCATED PARKING. Ideally located close to local schooling and speedy bus services to the city centre and its mainline station. VIEW TODAY!



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GROUND FLOOR:-

property accessed by the path, on road parking is also available.

ENTRANCE HALL:-

Wooden front door with small porch area, door to shower room, tiled flooring, leading to open plan living area with kitchen, stairs to mezzanine bedroom.

SHOWER ROOM:-

5'05" x 5'07" (1.65m x 1.70m)

Enclosed corner shower, vanity hand basin with central mixer tap, low level WC, heated towel rail, laminate flooring.

OPEN PLAN LIVING AREA:-

KITCHEN:-

7'03" x 7'03" (2.21m x 2.21m)

Double glazed window to front, matching wall and base units, roll edge work surfaces, sink with drainer inset with central mixer tap, electric hob with low level oven, space for fridge freezer, integrated dishwasher and washing machine, tiled flooring,

LOUNGE AREA:-

10'2" x 12'11" max >9'10" (3.10m x 3.94m max >3.02m)

Double glazed window to front, velux window with electric blind to front, laminate flooring, radiator, stairs to mezzanine bedroom.

FIRST FLOOR:-

BEDROOM:-

10'11" x 8'9" (3.35m x 2.69m)

Double glazed window to side with velux window to front, radiator, storage/wardrobe space, boiler access, carpeted flooring, mezzanine balcony.

GARDEN:-

Private garden to front fenced off with lawn, with side access into the property from path.

EXTERIOR:-

Pathway at front with gated side access to front door, brick storage cupboard, allocated parking to the rear of the



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.

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