



Trenchard Crescent

Chelmsford, CM1 6FG

Guide Price £425,000

Freehold
Tax Band: C



Boasting FOUR GOOD SIZED BEDROOMS is this end of terrace home, offering a MODERN SHOWER ROOM, kitchen with adjoining dining room, spacious lounge, CORNER PLOT GARDEN with excellent POTENTIAL TO EXTEND (STP), ideally located within a short walk to local schools & shops, Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, doors to cloakroom, lounge, dining room, stairs to first floor, cupboard, radiator, tiled flooring.

Cloakroom:

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

Dining Room:

12'1" x 10' (3.68m x 3.05m)

Double glazed window to rear, radiator, tiled flooring, entrance to kitchen.

Kitchen:

10'11" x 9'9" (3.33m x 2.97m)

UPVC door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for dishwasher, washing machine, cooker with extractor over, tiled flooring.

Lounge:

15'8" x 14'8" (4.78m x 4.47m)

Double glazed window to rear, French doors to side, two radiators, wood effect flooring.

First Floor:

Landing:

Double glazed windows to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, cupboard, radiator.

Bedroom One:

14'6" x 9' (4.42m x 2.74m)

Double glazed window to rear, fitted wardrobes, radiator, wood effect flooring.

Bedroom Two:

12'2" x 9'11" (3.71m x 3.02m)

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

Bedroom Three:

12' x 10'11" max (3.66m x 3.33m max)

Double glazed box bay window to rear, radiator, wood effect flooring.

Bedroom Four:

9'5" x 6'8" (2.87m x 2.03m)

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

Shower Room:

6'6" x 5'10" (1.98m x 1.78m)

Obscure double glazed window to front, fully tiled walk in shower, vanity hand wash basin, low level W/C, towel radiator, tiled walls and flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, side patio area, door to shed, rest laid to lawn.

Parking:

Residents parking area to front.



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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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