



Rushleydale

Chelmsford, CM1 6JX

£375,000

Freehold
Tax Band: C



Hamilton Piers of Springfield are pleased to offer for sale this EXTENDED terraced home boasting THREE VERY GOOD-SIZED BEDROOMS plus a LARGE 19' LOUNGE and a separate DINING / PLAY ROOM! Further offering an entrance hall, fitted kitchen, family bathroom plus separate w/c, an integral GARAGE - with excellent potential to CONVERT - driveway parking, and a private rear garden. Located within a short walk to local schooling and shops, and very speedy access to the City Centre.



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Ground Floor:

Entrance Hall:

Entrance door to front, doors to kitchen, lounge, cupboard, stairs to first floor.

Kitchen:

12'1" x 7'8" (3.68m x 2.34m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with sink inset, space for cooker, fridge freezer, washing machine, cupboard with warm air unit, part tiled walls.

Lounge:

19'8" x 11'7" (5.99m x 3.53m)

Double glazed sliding door to rear, entrance to dining room.

Dining / Play Room:

9'9" x 7'2" (2.97m x 2.18m)

Double glazed sliding door to side, electric heater.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C, loft access.

Bedroom One:

11'9" x 11'8" (3.58m x 3.56m)

Double glazed window to rear.

Bedroom Two:

14'9" x 7'11" (4.50m x 2.41m)

Double glazed window to rear, vanity hand wash basin, cupboard.

Bedroom Three:

8'10" x 7'11" (2.69m x 2.41m)

Double glazed window to front, fitted wardrobes.

Family Bathroom:

7'10" x 5'7" (2.39m x 1.70m)

Obscure double glazed window to front, panel bath, vanity

hand wash basin, low level W/C, tiled walls, wood effect flooring.

Exterior:

Rear Garden:

Paved patio, mature shrubs to border, gated rear access.

Frontage, Garage & Parking:

Paved driveway parking to front, garage with up and over door, mature shrubs to border.



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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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