



## Camellia Close

Chelmsford, CM1 6QZ

**£365,000**

Freehold  
Tax Band:



A recently re-decorated semi detached home boasting THREE GOOD SIZED BEDROOMS, family bathroom, SPACIOUS 22' LOUNGE DINER, fitted kitchen, PRIVATE REAR GARDEN, garage with driveway parking for 2 cars, within walking distance to local schooling, shops and speedy bus services to the city centre. Contact Hamilton Piers of Springfield to view.



# Camellia Close, Chelmsford, CM1 6QZ

## Ground Floor:

### Entrance Porch:

UPVC entrance door to side, double glazed window to front, wood effect flooring, entrance to lounge.

### Lounge Diner:

22'2" x 19'9" > 7'4" (6.76m x 6.02m > 2.24m)

Two double glazed windows to front, sliding door to rear, doors to kitchen, cupboard, stairs to first floor, two radiators, wood effect flooring.

### Kitchen:

8'6" x 8' (2.59m x 2.44m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for washing machine, dishwasher, part tiled walls, wood effect flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

### Bedroom One:

11'8" x 9'6" (3.56m x 2.90m)

Double glazed bay window to front, fitted wardrobes, loft access, radiator.

### Bedroom Two:

10'2" x 9'5" (3.10m x 2.87m)

Two double glazed windows to rear, fitted wardrobes, radiator.

### Bedroom Three:

6'9" x 6'8" (2.06m x 2.03m)

Double glazed window to front, radiator.

## Family Bathroom:

6'9" x 4'9" (2.06m x 1.45m)

Obscure double glazed window to rear, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, towel radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear and side, gated side access, door to garage, mature shrubs, rest laid to lawn.

### Garage & Parking:

Garage with up and over door, driveway parking for 2 cars.



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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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