



Tees Road

Chelmsford, CM1 7QH

£450,000

Freehold
Tax Band:



Boasting an UNOVERLOOKED 68' REAR GARDEN and THREE GOOD-SIZED BEDROOMS is this well presented, EXTENDED semi detached home - ideally located within walking distance to the CITY CENTRE and local schooling. Also offering an entrance porch, hall & cloakroom, SPACIOUS LOUNGE & DINING / PLAY ROOM, refitted kitchen & bathroom, and DRIVEWAY PARKING FOR 3 CARS! Contact Hamilton Piers of Springfield to view!



Ground Floor:-

Entrance Porch:

UPVC entrance door to front, door to entrance hall, tiled flooring.

Entrance Hall:

Doors to cloakroom, kitchen, lounge, stairs to first floor, cupboard, radiator, parquet flooring.

Cloakroom:

Obscure double glazed window to side, wall mounted hand wash basin, low level W/C, tiled flooring.

Lounge:

17'9" x 12' (5.41m x 3.66m)

Double glazed window to front, entrance to dining room, radiator, wood effect flooring.

Dining / Play Room:

13'3" x 9'11" > 9'1" (4.04m x 3.02m > 2.77m)

Double glazed french doors to rear, radiator, wood effect flooring.

Kitchen:

12'2" x 8'10" (3.71m x 2.69m)

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

First Floor:-

Landing:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, mostly boarded.

Bedroom One:

12'11" x 10'10" (3.94m x 3.30m)

Double glazed window to front, cupboard, radiator.

Bedroom Two:

12'10" > 9'10" x 11'2" (3.91m > 3.00m x 3.40m)

Double glazed window to rear, cupboard, radiator.

Bedroom Three:

9'2" x 7'11" (2.79m x 2.41m)

Double glazed window to rear, radiator.

Family Bathroom:

6'1" x 5'5" (1.85m x 1.65m)

Obscure double glazed window to front, panel bath with shower mixer tap, wall mounted hand wash basin, low level W/C, towel radiator, part tiled walls, tiled flooring.

Exterior:-

Frontage & Parking:

Paved driveway parking for 3 cars.

Rear Garden:

South westerly facing garden, paved patio to immediate rear, gated side access, shed to side, mature shrubs to border, rest laid to lawn, Approx 68'.

Additional Notes:

The property had a new combi boiler system fitted in 2018 as well as a full electrics rewire.



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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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