



## Old Moors

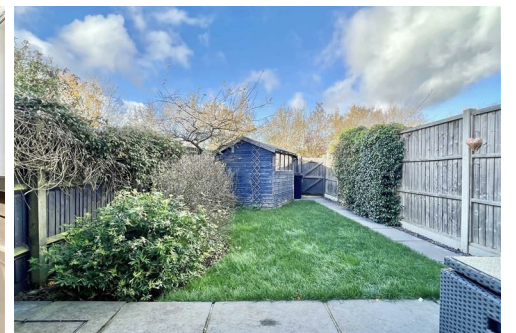
Freehold  
Tax Band: D

Great Leighs, Chelmsford, CM3 1GX

**Guide Price £340,000**



**\*\*GUIDE PRICE £340,000-£360,000\*\*** Benefiting from a **COMPLETE ONWARD CHAIN\*** and boasting an **UNOVERLOOKED** South-East facing rear garden, spacious kitchen/diner & **BAY-FRONTED** lounge plus d/stairs cloakroom is this modern three bedroom terraced property. Offering an **EN-SUITE** to master, **TWO ALLOCATED** parking spaces and ideally positioned within the sought after village of Great Leighs - Just 4 Miles To Chelmsford's Park & Ride facility and in close proximity to A120/M11, Felsted & Chelmsford.



# Old Moors, Great Leighs, Chelmsford, CM3 1GX

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Entry into lobby area giving access to downstairs cloakroom and lounge.

### CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

### LOUNGE:

16'4 x 11'8 (4.98m x 3.56m)

Double glazed bay window to front aspect, under stairs storage cupboard, central gas fireplace with surround, radiator, laminate flooring and smooth coved ceiling.

### KITCHEN / DINER:

15'5 x 9'5 (4.70m x 2.87m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher, radiator, tiled flooring and smooth ceiling.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'3 x 10'7 (3.43m x 3.23m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled shower, low level WC, pedestal wash hand basin with tiled splash backs, radiator, shaver point, extractor fan, vinyl flooring and smooth ceiling.

### BEDROOM TWO:

11'1 x 8'1 (3.38m x 2.46m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

7'2 x 7'1 (2.18m x 2.16m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring and smooth ceiling.

### EXTERIOR:

### REAR GARDEN:

Well-proportioned rear garden comprising patio area with remainder mainly laid to lawn, pathway to rear gated access, storage shed and mature shrubs to borders.

### CARPORT, DRIVEWAY & PARKING:

Allocated parking for two vehicles. Further on-street parking available if required.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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