



Main Road

Freehold
Tax Band: B

Great Leighs, Chelmsford, CM3 1NN

Asking Price £350,000



Boasting a 185' UNOVERLOOKED rear garden with GENEROUS FRONTAGE and benefiting from a characterful lounge with open fireplace, 15' DUAL ASPECT kitchen/diner plus CONSERVATORY is this two DOUBLE bedroom SEMI-DETACHED property. Offering off-road parking for three vehicles, ground floor bathroom, plenty of ORIGINAL CHARACTER FEATURES throughout and POTENTIAL TO EXTEND OR RE-DEVELOP (STPP). Ideally positioned in the sought after village of Great Leighs, just a short walk to shop/Post Office, Primary School and amenities & within easy access of A120/M11, Felsted & Chelmsford City Centre.



Main Road, Great Leighs, Chelmsford, CM3 1NN

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed entry door, double glazed window, electric storage heater, carpeted flooring.

INNER HALL:

Stairs to first floor, carpeted flooring.

GROUND FLOOR BATHROOM:

Opaque borrowed light window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring.

LOUNGE:

12'02 x 12'01 (3.71m x 3.68m)

Double glazed window to front aspect, open fireplace, two electric storage heaters, carpeted flooring.

KITCHEN / DINER:

15'05 x 8'09 (4.70m x 2.67m)

Double glazed windows to front and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating ceramic sink with central mixer tap and drainer, cooker with electric hob and extractor over, space for fridge/freezer and washing machine, electric storage heater.

CONSERVATORY:

14'00 x 9'10 (4.27m x 3.00m)

Part UPVC and part brick built with vaulted polycarbonate roof, laminate flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, loft access, carpeted flooring.

BEDROOM ONE:

12'06 x 11'00 (3.81m x 3.35m)

Double glazed window to front aspect, built-in wardrobes and fitted storage units, electric storage heater, carpeted flooring.

BEDROOM TWO:

15'04 x 8'08 (4.67m x 2.64m)

Double glazed windows to front and rear aspects, airing cupboard, electric storage heater, laminate flooring.

EXTERIOR:

REAR GARDEN:

185ft private rear garden comprising patio area across property rear with remainder mainly laid to lawn, central small pond, mature shrubs throughout and boundaries lined by hedges, rear hard landscaped area with large storage shed, side access via wide gate (providing vehicular access if required for additional parking).

FRONTAGE:

Frontage enclosed by hedging and mainly laid to lawn with hard landscaped parking space for additional car.

DRIVEWAY & PARKING:

Shared driveway access with one neighbouring property, off-street parking available to the frontage, additional space hard landscaped behind hedge in front garden, side vehicular access and potential parking space to property rear through wide gate adjoining main rear garden.

AGENTS NOTES:

Council Tax Band: B

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

