



62 Tamar Rise, Chelmsford, CM1 7QN

£350,000

**\*\* NO ONWARD CHAIN - GARAGE IN BLOCK TO REAR - EXCELLENT SCHOOLS IN CLOSE PROXIMITY - EASY ACCESS TO A12 \*\***  
An extended THREE BEDROOM semi detached family home situated in a quiet cul de sac position. The property does require some modernisation. Ground floor: PORCH, GOOD SIZE HALL, CLOAKROOM, LOUNGE/DINER, FAMILY ROOM, KITCHEN. First floor: THREE GOOD SIZE BEDROOMS AND FAMILY BATHROOM WITH WHITE SUITE. It has gas radiator heating and upvc double glazing.

#### LOCALITY INFORMATION

There are ample amenities and facilities in the Springfield area which include, doctors surgeries, dentists, excellent schools, a variety of shops and Springfield medical centre. There is easy access to the A12 and regular bus services in to Chelmsford city centre with the mainline railway station to London Liverpool Street as well as an excellent range of shopping and recreational facilities including the popular Bond Street Quarter and John Lewis store.

#### ACCOMMODATION COMPRISES

Frosted upvc part double glazed door to porch.

#### PORCH

Frosted upvc double glazed windows and frosted glazed door to hall.

#### GOOD SIZE HALL



Parquet flooring, radiator, stairs to first floor, deep under stair cupboard.

#### CLOAKROOM

Low level wc, wash hand basin, radiator, frosted upvc double glazed eye level window.

#### LOUNGE/DINER 20'0" x 11'11" (6.12 x 3.65)



Two radiators, upvc double glazed window to rear, open aspect through to the family room.

#### REVERSE VIEW



**FAMILY ROOM 10'0" x 8'11" (3.05 x 2.74)**



Radiator, upvc double glazed window to rear, double glazed patio doors to rear garden.

**KITCHEN (needs updating) 10'0" x 10'0" (3.07 x 3.05)**



Good range of worktop space with drawers and cupboards below, range of eye level cabinets, gas four ring hob, oven/grill, wall mounted gas boiler, tiled flooring, upvc double glazed window to front, frosted upvc double glazed door to side.

**ADDITIONAL VIEW**



**LANDING**

Airing cupboard, access to roof space.

**BEDROOM ONE 12'1" x 8'10" not including wardrobes (3.69 x 2.71 not including wardrobes)**



Radiator, upvc double glazed window to rear, range of fitted wardrobes to one wall.

**BEDROOM TWO 12'1" x 8'10" (3.69 x 2.70)**



Radiator, upvc double glazed window to rear, wardrobe recess space.

**BEDROOM THREE 9'10" x 6'11" (3.01 x 2.13)**



Radiator, built in double wardrobe, upvc double glazed window to front.

**FAMILY BATHROOM**



White suite comprising panelled bath, telephone handset shower attachment and tiled wall surround, pedestal wash hand basin, low level wc, chrome heated towel rail, frosted upvc double glazed window to front.

**FRONT GARDEN**

Open plan design being laid to lawn with matured shrubs. There is a side gate leading through to the rear garden.

**REAR GARDEN**



The garden is laid to lawn with a brick paved patio to the rear elevation, flower and shrub borders and fenced boundaries. There is rear gate access to the garage in a block.

REAR ELEVATION

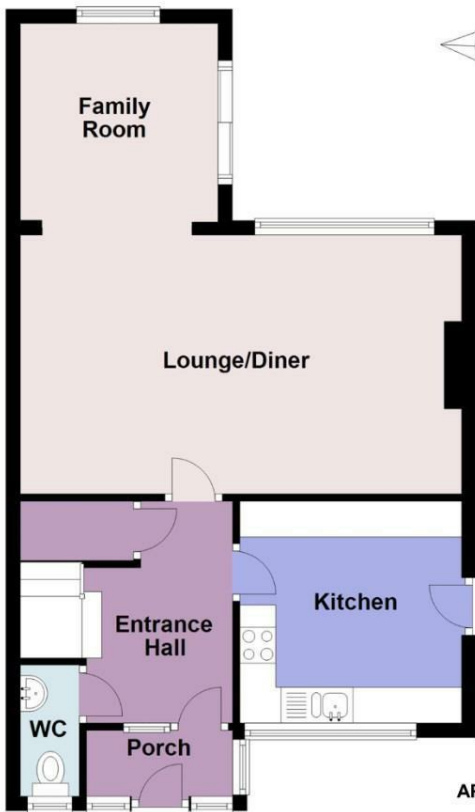


GARAGE IN BLOCK TO REAR

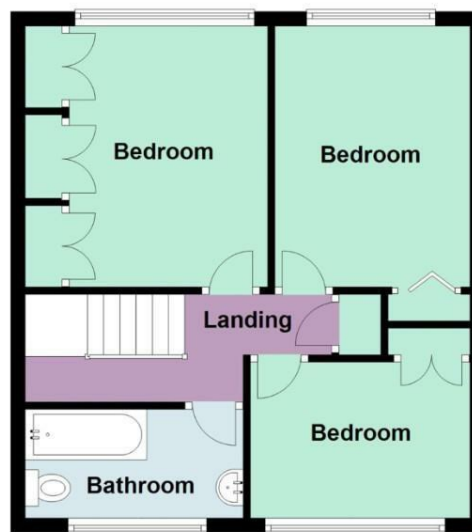


There is a brick built garage in a block to the rear of the property. It has an up and over door and power and light connected.

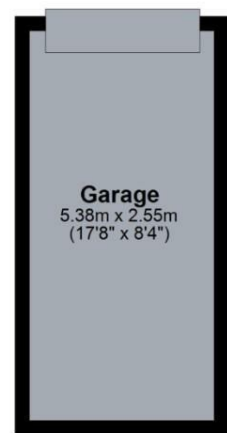
**Ground Floor**



**First Floor**

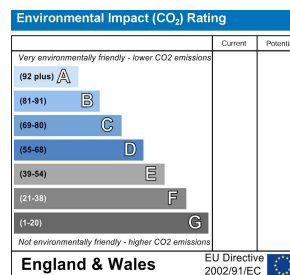
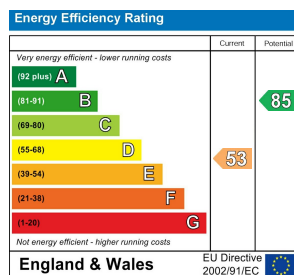


**Outbuilding**



**APPROX INTERNAL FLOOR AREA 94 SQ M (1010 SQ FT) (Excludes Garage)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes  
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