HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Hillary Close

Freehold
Tax Band: C

Chelmsford, CM1 7RR

Asking Price £365,000

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Offered for sale this mid terrace THREE BEDROOM property located in a QUIET CRESCENT, located within a SHORT WALK TO THE CITY CENTRE, it's mainline station, and highly regarded local schooling. Boasting a MODERN SPACIOUS KITCHEN DINER with island/ breakfast bar, cloakroom and lounge, a good sized PRIVATE REAR GARDEN with brick outhouse used as a UTILITY with water and electric. Call Hamilton Piers of Springfield to book your viewing today!







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GROUND FLOOR:-

ENTRANCE HALL:-
Composite entrance door to front, double glazed window to front, stairs to first floor, doors to lounge and kitchen diner.

LOUNGE:-
13'11" x 10'00" (4.24m x 3.05m)
Double glazed window to rear, radiator, carpet flooring.

KITCHEN DINER:-
18'09" x 11'07" (5.72m x 3.53m)
Dual aspect double glazed windows to front and french doors onto garden at back, matching wall and base units with island/breakfast bar, square edge worktops with composite one and a half sink with drainer inset, integrated dishwasher and wine cooler, space for double fridge freezer, cooker with 6 ring gas hob, vertical radiator, tile effect laminate flooring, door to cloakroom.

CLOAKROOM:-
Double glazed window to rear, wall mounted hand basin, low level W/C, radiator.

FIRST FLOOR:-

LANDING:-
Double glazed window to front, doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE:-
10'05" x 10'05" (3.18m x 3.18m)
Double glazed window to rear, built in wardrobes, radiator, carpet flooring.

BEDROOM TWO:-
10'00" x 9'10" (3.05m x 3.00m)
Double glazed window to rear, built in storage cupboard, radiator, carpet flooring.

BEDROOM THREE:-
9'01" x 7'05" (2.77m x 2.26m)
Double glazed window to front, radiator, carpet flooring.

FAMILY BATHROOM:-
7'10" x 5'07" (2.39m x 1.70m)
Double glazed opaque window to front, bath with rainfall shower over, vanity hand basin, low level wc, part tiled, heated towel rail, tile effect laminate flooring.

EXTERIOR:-

REAR GARDEN:-
Two brick oubuildings- one used as a utility room, one used for storage, garden laid to lawn with concerete path, wooden shed at far end, gated side acces to front of property by path shared with neighbour.

FRONTAGE / PARKING:
Parking is permit and on street, path to entrance door, rest laid to lawn.





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.