



Shimbrooks

Chelmsford, CM3 1SG

Guide Price £300,000

Freehold
Tax Band: C



Boasting an UNOVERLOOKED & RECENTLY RE-LANDSCAPED rear garden, modern 15' lounge & spacious kitchen/diner plus d/stairs cloakroom is this two DOUBLE bedroom end-terrace property. Benefiting from ALLOCATED PARKING to the rear and ideally situated within the sought after village of Great Leighs, just a short walk to all local amenities/services, Primary School & bus routes with convenient access to A120/M11, Beaulieu Station and Chelmsford City Centre & Mainline Station - Perfect for first time buyers! Call leading local property experts Hamilton Piers to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, radiator, wood flooring.

LOUNGE:

15'9 x 11'5 (4.80m x 3.48m)

Double glazed window to front aspect, under stairs storage cupboard, radiator, wood flooring.

KITCHEN / DINER:

11'5 x 10'7 (3.48m x 3.23m)

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

REAR LOBBY:

Secure part-glazed door to rear garden, radiator, wood flooring.

CLOAKROOM:

Low level WC, inset wash hand basin, radiator, wood flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, radiator, carpeted flooring.

BEDROOM ONE:

13'5 max x 11'8 (4.09m max x 3.56m)

Double glazed windows to front aspect, airing cupboard, radiator, carpeted flooring.

BEDROOM TWO:

15'2 x 8'4 (4.62m x 2.54m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and re-landscaped rear garden, enclosed by fencing and comprising a patio area to immediate property rear with remainder mainly laid to artificial lawn, storage shed, gated rear access.

ALLOCATED PARKING:

Allocated parking to property rear for one vehicle. Further parking available to property frontage if required.

AGENTS NOTES:

Council Tax Band: C

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



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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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