HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Bolingbroke Close

Freehold
Tax Band: C

Chelmsford, CM3 1NZ

Guide Price £350,000

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Located on a CORNER PLOT is this ***FULLY REFURBISHED*** semi detached home, boasting a BRAND NEW KITCHEN & BATHROOM, plus a GARAGE to the immediate rear of the garden! For sale with NO ONWARD CHAIN and further offering an entrance porch, SPACIOUS LOUNGE DINER, three bedrooms, driveway parking, plus BRAND NEW UPVC WINDOWS & DOORS and new air-source heating system! Positioned in a tucked away CUL-DE-SAC location within the highly regarded village of Great Leighs - Just a short walk to all village amenities with convenient access to A120/M11, Felsted & Chelmsford. Perfect for first time buyers. Contact Great Leighs' local property experts, Hamilton Piers, to view!

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GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:
Secure main entry door, Double glazed window to side access, door into lounge/diner.

LOUNGE/DINER:
22' x 13'6 max (6.71m x 4.11m max)
Open plan lounge dining room area as follows:

LOUNGE:
15'6 x 13'6 (4.72m x 4.11m)
Double glazed windows to front and rear aspects, stairs to first floor, under stairs storage cupboard, radiators.

DINING AREA:
8'4 x 7'3 (2.54m x 2.21m)
French doors to rear garden, radiator.

KITCHEN:
8'3 x 7'9
Double glazed window to front aspect, brand new kitchen comprising of a series of matching base and wall units, Quartz work surfaces incorporating a stainless steel inset sink with central mixer tap, with brand new appliances including Fridge freezer, washing machine, integrated oven, ceramic hob with extractor over, integrated dishwasher, tiled splashbacks.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, loft access, airing cupboard.

MASTER BEDROOM:
11'7 x 8'7 (3.53m x 2.62m)
Two double glazed windows to rear aspect, radiator.

BEDROOM TWO:
10'3 x 8'2 plus door recess (3.12m x 2.49m plus door recess)
Two double glazed windows to rear aspect, radiator.

BEDROOM THREE:
6'8 x 6'6
Double glazed window to front aspect, radiator.

FAMILY BATHROOM:
Opaque double glazed window to front aspect. New bathroom suite comprising of panelled bath with shower over, central mixer taps, vanity sink, low level WC, extractor, radiator. fully tiled.

EXTERIOR:

REAR GARDEN:
Very generously sized rear garden, situated on a corner plot and comprising of newly fitted fence to side of property, a new patio area to property rear and side with pathway to gated side access, remainder mainly laid to lawn with shrub borders, French doors into garage at rear of garden.
* please note garden photo has been edited to show green lawn as grass seed has been laid *

GARAGE, DRIVEWAY & PARKING:
Single garage accessible via French doors to the rear garden and located en-bloc to the rear of the property. Parking available in front of the garage with a further allocated parking space adjacent to property frontage. Further on-street parking is also available on a free for all basis.

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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