



## Bouchers Mead

Chelmsford, CM1 6PJ

**£240,000**

Freehold  
Tax Band: B



Offered for sale with NO ONWARD CHAIN is this well presented starter home, boasting a generous PRIVATE GARDEN, modern open plan living area with modern integrated kitchen, TWO ALLOCATED PARKING spaces, spacious bedroom, bathroom, ideal for first time buyers or as an investment. Contact Hamilton Piers of Springfield to view!



# Bouchers Mead, Chelmsford, CM1 6PJ

---

## Ground Floor:

### Entrance Hall:

UPVC door to side, doors to bedroom, bathroom, cupboard, airing cupboard, stairs to first floor, storage heater, wood effect flooring.

### Bedroom:

12'1" x 9' (3.68m x 2.74m)

Double glazed window to front, storage heater, fitted wardrobes, wood effect flooring.

### Bathroom:

5'11" x 5'1": (1.80m x 1.55m:)

Obscure double glazed window to front, panel bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls, tiled flooring.

## First Floor:

### Open Plan Living Area:

17'9" x 12'4" (5.41m x 3.76m)

### Lounge Area:

Velux window to front, storage heater.

### Kitchen Area:

Velux window to front, double glazed window to side, range of wall and base units, square edge work surfaces with sink with waste disposal, breakfast bar with seating for 2, integrated fridge freezer, slimline dishwasher, wine fridge, low level oven, induction hob, washing machine, part tiled walls, wood effect flooring.

### Exterior:

Path to entrance door, door to shed.

### Rear Garden:

Gated side access, laid to lawn.

### Parking:

Two allocated parking spaces.



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



Zoopla.co.uk

rightmove

onTheMarket.com