HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Pearce Manor

Freehold
Tax Band: D

## Chelmsford, CM2 9XH

**Guide Price £450,000**

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A well presented, DETACHED family home with an UN-OVERLOOKED 40FT GARDEN (with potential to extend, stpp), three good sized bedrooms, a GARAGE (with potential to convert) and a MODERN 15' KITCHEN DINER, located in a very quiet CUL-DE-SAC, within walking distance to the CITY CENTRE & mainline station. Further benefitting from a spacious 15' lounge, entrance hall with a d/s CLOAKROOM, re-fitted shower room and DRIVEWAY parking for three vehicles. Call Hamilton Piers to arrange your viewing today!

# Pearce Manor, Chelmsford, CM2 9XH

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:
UPVC part glazed entrance door into porch, radiator, doors to-

### CLOAKROOM:
Double glazed window to front, vanity hand basin, low level w/c, Moduleo LVT flooring.

### LOUNGE:
15'08" x 12'07" (4.78m x 3.84m)
Double glazed window to front, x2 radiators, stairs to first floor, Moduleo LVT flooring, door to-

### KITCHEN DINER:
15'08" x 12'07" (4.78m x 3.84m)
Double glazed window and sliding door to rear onto garden, square edge worktops with composite drainer sink inset, AEG induction hob with extractor over, matching wall and base units (boiler housed in cupboard), integrated oven, microwave, dishwasher, fridge freezer, radiator, wood effect flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Double glazed window to side, loft hatch, airing cupboard, doors to-

### BEDROOM ONE:
10'06" x 9'02" (3.20m x 2.79m)
Double glazed window to rear, built in wardrobes, radiator.

### BEDROOM TWO:
9'06" x 8'08" (2.90m x 2.64m)
Double glazed window to front, built in wardrobe, radiator.

### BEDROOM THREE:
10'10" x 6'09" (3.30m x 2.06m)
Double glazed window to front, built in wardrobe, radiator.

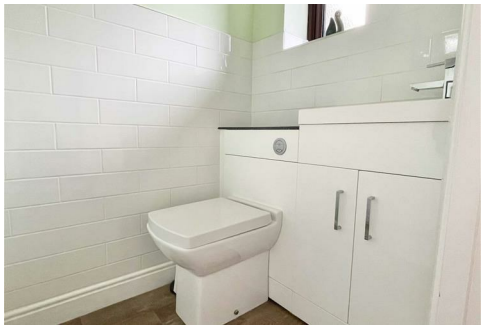
### SHOWER ROOM:
6'06" x 6'02" (1.98m x 1.88m)
Double glazed window to rear, corner shower, vanity hand basin, low level w/c, chrome heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:
40' (12.19m)
Patio to immediate rear with the rest laid to lawn, shrubs to border, gated side access, door to garage.

### GARAGE:
Up and over door to front, door to garden at rear, power connected.

### FRONTAGE & PARKING:
Located in a quiet cul-de-sac, driveway parking for 3 vehicles.



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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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