HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Trenchard Crescent

Freehold
Tax Band: A

Chelmsford, CM1 6FG

Offers In Excess Of £415,000

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Boasting FOUR GOOD-SIZED BEDROOMS and a GENEROUS, SOUTH-FACING REAR GARDEN with OUTBUILDINGS is this spacious end-terraced family home on a CORNER PLOT. This home is DECEPTIVELY SPACIOUS throughout and further consists of; entrance hall & cloakroom, SPACIOUS LOUNGE & SEPARATE DINING ROOM, spacious kitchen, family bathroom and residents parking. Ideally located within walking distance to local schooling, shops and speedy bus services to the city centre and its mainline station./ Contact Hamilton Piers of Springfield to view today!

Trenchard Crescent, Chelmsford, CM1 6FG

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure entrance door into hallway, stairs to first floor, storage cupboard, doors to kitchen, diner, lounge, radiator, wood effect flooring.

CLOAKROOM:
Double glazed window to front, vanity hand basin, low level W/C, radiator.

KITCHEN:
10'09" x 9'08" (3.28m x 2.95m)
Double glazed window and door to rear onto garden, round edge worktops with stainless drainer sink inset, gas hob with cooker and extractor over, matching wall and base units with tiled splashbacks, space for double fridge freezer, dishwasher, washing machine, tiled flooring, radiator.

DINING ROOM:
12'00" x 9'09" (3.66m x 2.97m)
Double glazed window to rear, radiator, wood effect flooring.

LOUNGE:
15'09" x 14'08" (4.80m x 4.47m)
Dual aspect double glazed window to rear and side, electric fireplace, radiator, wood effect flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front, loft hatch, storage cupboard, airing cupboard, doors to bedroom one, bedroom two, bedroom three, bedroom four, bathroom.

BEDROOM ONE:
12'05" x 8'10" (3.78m x 2.69m)
Double glazed window to rear, built in wardrobes, radiator.

BEDROOM TWO:
12'01" x 9'10" (3.68m x 3.00m)
Double glazed window to rear, radiator.

BEDROOM THREE:
11'10" > 8'09" x 9'10" (3.61m > 2.67m x 3.00m)
Double glazed window to rear, radiator.

BEDROOM FOUR:
9'01" x 6'07" (2.77m x 2.01m)
Double glazed window to side, radiator.

BATHROOM:
6'07" x 5'10" (2.01m x 1.78m)
Double glazed window to front, bath with shower over, pedestal hand basin, low level W/C, chrome heated towel rail, wood effect flooring.

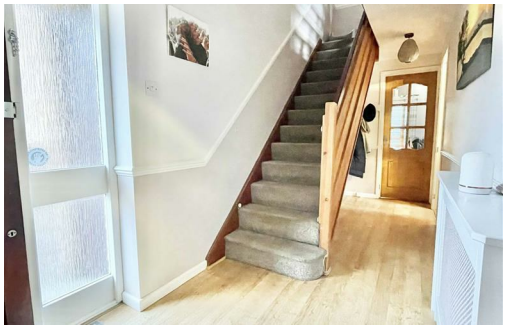
EXTERIOR:

REAR GARDEN:
L shaped garden, patio to immediate rear of property, shingle pathway, laid to lawn, decked seating area, wall to border, gate with access to rear of property, brick storage shed, storage box, storage shed, wooden workshop, outside lighting, outside tap.

BRICK OUTHOUSE:
Brick storage outhouse with secure door and lock.

WORKSHOP/SHED:
Workshop with work-bench, power connected.

FRONTAGE & PARKING:
Residents parking ajacent to property, further on road parking available.



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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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