



Tupman Close

Chelmsford, CM1 4UP

Guide Price £400,000

Freehold
Tax Band: C



EXTENDED and boasting THREE DOUBLE BEDROOMS is this well presented end terraced home, further offering an entrance hall & cloakroom, 20' KITCHEN DINER, spacious lounge, 14' CONSERVATORY, refitted family bathroom, private driveway parking, GARAGE with potential to convert and enclosed rear garden. Ideally located close to local schooling, shops/amenities and easy access to the City Centre and its mainline station. Contact Hamilton Piers to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite entrance door into hall, stairs to first floor, radiator, wood effect flooring.

CLOAKROOM:

Double glazed window to front, low level W/C, inset hand basin, heated towel rail, wood effect flooring.

LOUNGE:

14'11" x 11'11" (4.55m x 3.63m)

Double glazed patio door onto conservatory, understair storage, radiator, wood effect flooring, double doors leading into kitchen diner.

CONSERVATORY:

14'9" x 8'11" (4.50m x 2.72m)

UPVC built, triple glazed roof, wood effect flooring, door onto garden and door onto garage.

KITCHEN / DINER:

20'8" x 8'08" (6.30m x 2.64m)

Double glazed window to front, matching wall and base units, square edge worktops with stainless drainer sink inset, electric hob with extractor over, integrated double oven, space for dishwasher, washing machine and fridge, wall mounted boiler housed in cupboard, radiator, vinyl flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front, airing cupboard, loft hatch.

BEDROOM ONE:

13'10" x 11'10" (4.22m x 3.61m)

Double glazed window to rear, radiator.

BEDROOM TWO:

9'10" x 8'03" (3.00m x 2.51m)

Double glazed window to rear, built in wardrobe, radiator, wood effect flooring.

BEDROOM THREE:

11'06" x 8'10" (3.51m x 2.69m)

Double glazed window to front, radiator, wood effect flooring.

FAMILY BATHROOM:

Double glazed window to front, P shaped bath with shower over, vanity hand basin, inset W/C, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Patio area to immediate rear with the rest laid to lawn, mature shrub border, wooden storage shed.

GARAGE, DRIVEWAY & PARKING:

Single garage with up and over door- power connected.

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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