



## Granger Row

Chelmsford, CM1 4WF

Freehold  
Tax Band: D

**Asking Price £425,000**



Boasting a 75' REAR GARDEN, parking and a GARAGE to the rear, and an EN SUITE to the master bedroom is this very well presented THREE BEDROOM terraced home, located within a short distance to local schooling (incl. Chelmsford's Grammar Schools!) and the City Centre. Also offering an entrance hall, lounge, MODERN 16' KITCHEN DINER and a REFITTED SHOWER ROOM and situated in a quiet cul-de-sac OVERLOOKING A GREEN to the front aspect. Contact Hamilton Piers to view!



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

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

### LOUNGE:

14'10" x 12'11" (4.52m x 3.94m)

Double glazed window to front, unnderstair storage cupboard, radiator, wood effect flooring, door to-

### KITCHEN DINER:

16'02" x 10'11" (4.93m x 3.33m)

Dual aspect double glazed window and french doors to rear onto garden, square edge worktops with porcelin drainer sink inset, gas hob with extractor over, tiled splashbacks, matching wall and base units, integrated oven, dishwasher, washing machine, space for fridge freezer, radiator, wood effect flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft hatch, airing cupboard, doors to-

### BEDROOM ONE:

12'06" x 9'06" (3.81m x 2.90m)

Double glazed window to rear, built in wardrobes, radiator, door to en-suite.

### EN-SUITE:

8'09" x 2'09" (2.67m x 0.84m)

Shower, wall mounted hand basin, low level w/c, extractor fan.

### BEDROOM TWO:

10'05" x 9'06" (3.18m x 2.90m)

Double glazed window to front, radiator.

### BEDROOM THREE:

9'02" x 6'05" (2.79m x 1.96m)

Double glazed window to rear, radiator.

## SHOWER ROOM:

6'05" x 6'02" (1.96m x 1.88m)

Double glazed window to front, corner shower with rainfall shower, vanity hand basin, low level w/c, fully tiled, chrome towel rail, wood effect flooring.

## EXTERIOR:

### REAR GARDEN:

75' (22.86m)

Patio to immediate rear, laid to lawn with mature shrubs to border, wooden summer house, decked Bbq area to rear with pergola, side gate with acces to the rear of the property to allocated parking and garage.

### PARKING:

Allocated parking for 1 to rear.

### GARAGE:

Garage to rear of property, up and over door.



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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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