



## Yarwood Road

Chelmsford, CM2 6EJ

**Guide Price £350,000**

Freehold  
Tax Band: C



An EXTENDED terraced home with spacious accommodation over three floors and a 60' REAR GARDEN, ideally located in a quiet cul-de-sac within WALKING DISTANCE to the CITY CENTRE and local schooling. Boasting FOUR GOOD-SIZED BEDROOMS, entrance hall, SPACIOUS LOUNGE & DINER, fitted kitchen, refitted shower room, additional family shower room and on-street parking to the immediate front. Contact Hamilton Piers of Chelmsford to view!



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

UPVC door into hallway, stairs to first floor, door to lounge, radiator.

### LOUNGE:

16'10" x 12'2" (5.13m x 3.71m)

Double glazed window to rear, gas fireplace with brick surround, radiator.

### DINER:

12'11" x 10'9" (3.94m x 3.28m)

Double glazed window to front, inset brick feature fireplace, radiator.

### KITCHEN:

12'1" x 6'11" (3.68m x 2.11m)

Double glazed window to side, roll edge worktops with stainless drainer sink inset, electric cooker and hob, matching wall and base units, fully tiled, space for low level fridge and washing machine, door to garden.

## FIRST FLOOR ACCOMMODATION:

### D/STAIRS SHOWER ROOM:

Double glazed window to side, single shower unit, low level W/C, pedestal hand basin, radiator.

### LANDING:

Stairs to loft room, radiator.

### BEDROOM ONE:

12'11" x 9'10" (3.94m x 3.00m)

Double glazed window to front, radiator.

### BEDROOM TWO:

11'11" x 9'9" (3.63m x 2.97m)

Double glazed window to rear, radiator.

### BEDROOM THREE:

8'2" x 7'5" (2.49m x 2.26m)

Double glazed window to rear, radiator.

## SHOWER ROOM:

Double glazed window to rear, double shower, low level W/C, pedestal hand basin, radiator, vinyl flooring.

## SECOND FLOOR:

### LANDING:

Double glazed window to rear.

### BEDROOM FOUR:

13'4" x 12'3" (4.06m x 3.73m)

Double glazed window to rear, built in wardrobe, radiator.

## EXTERIOR:

### REAR GARDEN:

Patio to rear, laid to lawn with shrub border, gate with shared side access to front of property.

### FRONTAGE & PARKING:

Private front garden, shared side access to rear, on street permit parking.



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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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