



## Penzance Close

Chelmsford, CM1 6JJ

**Guide Price £400,000**

Freehold  
Tax Band: D



A well kept, SEMI DETACHED family home, with NO ONWARD CHAIN... located in a popular cul-de sac within Old Springfield. Boasting a LARGE 24FT LOUNGE DINER, separate conservatory, 50FT UNOVERLOOKED REAR GARDEN (with potential to extend stpp) & DETACHED GARAGE. Further offering THREE GOOD SIZED BEDROOMS, entrance hall, re-fitted kitchen, bathroom with separate w/c, plus DRIVEWAY PARKING. Ready for someone to put their own stamp on...Just a short walk from popular local schools & shops, with easy access to CITY CENTRE & MAINLINE STATIONS. Call Hamilton Piers of Springfield today to book your viewing!!!



# Penzance Close, Chelmsford, CM1 6JJ

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

UPVC door in entrance hall, double glazed window to front, understair storage cupboard, stairs to first floor, radiator, doors to-

### LOUNGE DINER:

24'00" x 11'08" (7.32m x 3.56m)

Dual aspect double glazed window to front and window and french doors to rear into conservatory, electric fireplace, x2 radiators.

### CONSERVATORY:

10'09" x 8'11" (3.28m x 2.72m)

Double glazed windows to side and sliding door to rear onto garden, vinyl flooring.

### KITCHEN:

11'07" x 7'10" (3.53m x 2.39m)

Double glazed window and door to rear onto garden, round edge worktops with stainless drainer sink inset, gas hob and oven, space for fridge freezer, washing machine, matching wall and base units, wall mounted boiler, tiled splashbacks, radiator, wood effect flooring.

## FIRST FLOOR:

### LANDING:

Double glazed window to side, airing cupboard housing water tank, loft hatch, doors to-

### BEDROOM ONE:

11'05" x 10'05" (3.48m x 3.18m)

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

### BEDROOM TWO:

10'09" x 10'06" (3.28m x 3.20m)

Double glazed window to front, radiator.

### BEDROOM THREE:

8'00" x 7'07" (2.44m x 2.31m)

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

### BATHROOM:

5'04" x 4'10" (1.63m x 1.47m)

Double glazed window to rear, bath with shower over, pedestal hand basin, fully tiled, heated towel rail, vinyl flooring.

### SEPARATE W/C:

Double glazed window to side, low level w/c, vinyl flooring.

### EXTERIOR:

### REAR GARDEN:

50' (15.24m)

Patio to immediate rear of property with the rest laid to lawn, shrubs to border, wooden storage shed, access door into garage, gated side access to front of property.

### GARAGE:

Brick garage with access door from garden, wooden double doors to front, power connected.

### FRONTAGE & PARKING:

Driveway parking for 2/3 vehicles with gated access to garage.



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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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