HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Church Hill

Freehold
Tax Band: B

Chelmsford, CM3 3LR

Offers In Excess Of £350,000

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Boasting a GENEROUS CORNER PLOT with driveway parking for 4 CARS is this spacious end terraced home, located in the heart of the village of Little Waltham. Offering TWO GOOD-SIZED DOUBLE BEDROOMS, entrance hall & cloakroom, spacious kitchen, REFITTED FOUR-PIECE BATHROOM with TV & UNDERFLOOR HEATING, a brick outhouse / UTILTY AREA to the rear of the kitchen, and a generous sized garden with EXCELLENT POTENTIAL TO EXTEND, stpp. Close to local schooling, Broomfield Hospital and easy access to the city centre. Contact Hamilton Piers to view!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Entrance door into hallway, radiator, stairs to first floor, doors to-

LOUNGE:
13'4" x 12'2" (4.06m x 3.71m)
Dual aspect double glazed window to front and side, log burner, built in cupboard, LVT flooring, radiator.

CLOAKROOM:
Double glazed window to front, low level w/c, radiator.

KITCHEN:
11'00" x 9'5" (3.35m x 2.87m)
Double glazed window and door into utilty space/ brick-outhouse, round edge worktops with stainless drainer sink inset, matching wall and base units, x3 storage cupboards, space for fridge freezer, oven, washing machine, dishwasher, tiled splashbacks, radiator, vinyl flooring, door to brick outhouse/utility space/storage,

BRICK OUT-HOUSE / UTILITY SPACE / STORAGE:
Brick utility space from kitchen with storage cupboard, and brick storage with water tank and boiler.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft hatch, doors to-

BEDROOM ONE:
14'0" x 11'01" (4.27m x 3.38m)
Doube glazed window to front, built in wardrobes, LVT flooring, radiator.

BEDROOM TWO:
13'8" x 7'9" (4.17m x 2.36m)
Double glazed, built in storage space, radiator.

BATHROOM:
9'0" x 6'5" (2.74m x 1.96m)
Double glazed Velux window 4 Piece bathroom suite-freestanding bath with wall mounted tv, shower, vanity hand basin, low level w/c, heated towel rail, tiled flooring with underfloor heating.

EXTERIOR:

REAR GARDEN:
Patio to immediate raer with rest laid to lawn, side access gate to front of property, door into outhouse.

FRONTAGE & PARKING:
Gravelled front driveway with parking for 4 vehicles, access to garden.

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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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