



Petunia Crescent

Chelmsford, CM1 6YR

Freehold
Tax Band: C

Asking Price £375,000



Being sold with NO ONWARD CHAIN, is this VERY WELL PRESENTED staggered end terraced home, boasting a 21' LOUNGE DINER and a detached GARAGE & DRIVEWAY to the immediate side of the property. Further offering a REFITTED KITCHEN & BATHROOM, solid oak flooring throughout the downstairs, recently fitted gas combi boiler, BRAND NEW windows and doors throughout, a GENEROUS FRONT GARDEN and an immaculate LANDSCAPED REAR GARDEN with access to the garage (which has plumbing linked, ideal as a utility room if required). Ideally located within walking distance to local schooling, shops, Beaulieu's mainline station and easy access to the city centre. Contact Hamilton Piers to Springfield to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE:

New composite entrance door into-

LOUNGE DINER:

21'10" x 12'00" > 7'03" (6.65m x 3.66m > 2.21m)

Dual aspect double glazed window to front and french doors to rear, understair storage cupboard housing boiler, x2 radiators, oak wood flooring, door to kitchen.

KITCHEN:

9'02" x 7'10" (2.79m x 2.39m)

Double glazed window and door to rear onto garden, solid wood worktops with stainless drainer sink inset, electric hob with extractor over, tiled splashbacks, integrated oven, matching wall and base units, dishwasher, fridge freezer, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Doors to-

BEDROOM ONE:

12'00" x 8'09" (3.66m x 2.67m)

Double glazed window to front, wardrobes, radiator.

BEDROOM TWO:

10'00" x 9'06" (3.05m x 2.90m)

x2 Double glazed windows to rear, radiator.

BEDROOM THREE:

8'02" x 6'08" (2.49m x 2.03m)

Double glazed window to front, storage space, radiator.

BATHROOM:

6'10" x 4'09" (2.08m x 1.45m)

Double glazed window to rear, bath with rainfall shower over, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled walls, wood effect flooring.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden with patio to immediate rear, artificial lawn to the rest, shrubs to edge, side access gate to front of property, door to garage.

FRONTAGE & PARKING:

Driveway parking for 2 vehicles.

GARAGE:

Detached garage with up and over door, plumbing and power connected.



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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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