



Lobelia Close

Chelmsford, CM1 6YE

Freehold
Tax Band: B

Offers In Excess Of £260,000



Boasting an UNOVERLOOKED & RECENTLY RE-LANDSCAPED rear garden, lounge/diner & spacious kitchen plus a NEWLY FITTED SHOWER ROOM is this modern ONE DOUBLE BEDROOM end terrace property. Benefiting from a GARAGE (potential to convert*) with driveway for two vehicles and ideally tucked away in a CUL-DE-SAC location within the highly regarded Springfield area. Walking distance to all local shops/amenities & popular schools with convenient access to A12/A130 & Chelmsford City Centre and Mainline Station - Perfect for first time buyers! Call Springfield's leading property experts Hamilton Piers to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Secure main entry door, double glazed window to front aspect, fitted storage cupboard, door into living area.

LOUNGE / DINER:

12'7 x 10'6 (3.84m x 3.20m)

Double glazed windows to rear aspect, stairs to first floor, radiator, wood flooring. French doors to rear garden.

KITCHEN:

11'2 x 6'7 (3.40m x 2.01m)

Double glazed windows to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, ceramic hob with extractor hood over, understairs storage cupboard, space for fridge/freezer and washing machine, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, radiator, wood flooring.

BEDROOM:

12'8 reducing to 9'5 x 10'7 (3.86m reducing to 2.87m x 3.23m)

Double glazed windows to front and side aspects, radiator, wood flooring.

SHOWER ROOM:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin, airing cupboard, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a raised decking area to property rear with remainder mainly laid to lawn, mature tree and shrubs, large timber built storage shed, access to garage and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

Single garage (potential to convert*) fitted with power, lighting and up & over door. Driveway parking for vehicles.

AGENTS NOTES:

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.



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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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