HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Great Cob

Freehold
Tax Band: C

Chelmsford, CM1 6LA

Offers In Excess Of £350,000

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Boasting THREE GOOD-SIZED BEDROOMS and a SPACIOUS 19'11" LOUNGE DINER is this well presented end terraced home, with a COMPLETE ONWARD CHAIN! Further offering an entrance hall, fitted kitchen, UTILITY ROOM, family bathroom & separate wc, driveway parking, GARAGE with potential to further to convert into additional accommodation and private rear garden with brick shed. Ideally located within walking distance to very popular local schooling, shops and very speedy bus services to the City Centre (which is also walkable along the bunny walks/river chelmer). Contact Hamilton Piers of Springfield to view!







Great Cob, Chelmsford, CM1 6LA

ENTRANCE HALL:
Part glazed UPVC entrance door into hallway, stairs to first floor, understair storage cupboard, doors to- utility, kitchen, lounge diner, radiator, wood effect flooring.

LOUNGE DINER:
19'11" x 11'07" (6.07m x 3.53m)
Double glazed french doors and single door to rear onto garden, x 2 radiators, wood effect flooring.

KITCHEN:
11'10" x 7'08" (3.61m x 2.34m)
Double glazed window to front, round edge worktops with ceramic drainer sink, gas hob with extractor over, matching wall and base units, integrated double oven, fridge freezer, dishwasher, tiled splashback, tiled flooring.

UTILITY ROOM:
7'09" x 6'00" (2.36m x 1.83m)
Round edge work top with space for washing machine and tumble dryer.

LANDING:
Airing cupboard, loft access, doors to cloak room, bathroom, bedroom one, bedroom two, bedroom three.

BEDROOM ONE:
11'08" x 11'08" (3.56m x 3.56m)
Double glazed window to rear, fitted wardrobes, radiator, wood effect flooring.

BEDROOM TWO:
11'08" x 7'11" (3.56m x 2.41m)
Double glazed window to rear, storage cupboard, radiator.

BEDROOM THREE:
8'09" x 7'11" (2.67m x 2.41m)
Double glazed window to front, wood effect flooring, radiator.

BATHROOM:
Double glazed window to front, bath with shower over, pedestal hand basin, low level W/C, heated towel rail, wood effect flooring.

SEPARATE WC:
Double glazed window to front, pedestal hand basin, low level W/C, radiator.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear, small laid to lawn area, brick storage shed, gated side access.

GARAGE:
Up and over door to front, power connected. Offering potential to further convert into additional accommodation if required, stp.

DRIVEWAY & PARKING:
Driveway parking for 2/3 vehicles, with further on street parking available.





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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.