



Ruskin Road

Chelmsford, CM2 6HN

Freehold
Tax Band: C

Guide Price £425,000



Boasting a very generous 90' UNOVERLOOKED & re-landscaped rear garden, a RECENTLY REFITTED family bathroom, a spacious 15' lounge and separate dining room is this modern three bedroom SEMI-DETACHED property. Benefiting from an outside CABIN/Summer House, d/stairs cloakroom, driveway parking for three vehicles and plenty of POTENTIAL TO EXTEND (STPP). Ideally tucked away in a quiet CUL-DE-SAC location, conveniently situated within WALKING DISTANCE TO THE CITY CENTRE and it's mainline train station. Contact Hamilton Piers to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite entrance door into hall way, double glazed window to side, door to lounge, kitchen, under stairs storage, stairs to first floor, radiator, tiled flooring.

LOUNGE:

15'06" x 10'10" (4.72m x 3.30m)

Double glazed window to front, solid wood flooring, feature fireplace, radiator.

KITCHEN:

10'00" x 9'10" (3.05m x 3.00m)

Double glazed window to rear, roll edge work surfaces with stainless drainer sink inset, gas 5 ring Rangemaster hob and oven, matching wall and base units with tiled splashbacks, space for fridge freezer, dishwasher, washing machine and tumble dryer, two storage cupboards, door into porch with cloakroom and side access to garden, tiled flooring, open through to dining room.

DINING ROOM:

10'00" x 9'01" (3.05m x 2.77m)

Double glazed window to rear, radiator, wood flooring.

CLOAKROOM:

Double glazed window to side, low level W/C, wall mounted hand basin.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side, loft access, carpeted flooring.

BEDROOM ONE:

15'02" x 10'01" (4.62m x 3.07m)

Double glazed window to rear, radiator.

BEDROOM TWO:

13'02" x 10'10" (4.01m x 3.30m)

Two double glazed windows to front, two radiators.

BEDROOM THREE:

8'05" x 7'08" (2.57m x 2.34m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

6'01" x 5'07" (1.85m x 1.70m)

Fully re-fitted modern bathroom with double glazed window to rear, bath with shower over, vanity hand wash basin, low level W/C, fully tiled, heated towel rail, heated mirror, fully tiled.

EXTERIOR:

REAR GARDEN:

90' x 65' (27.43m x 19.81m)

90ft landscaped, unoverlooked rear garden with small patio area to side with remainder mainly laid to lawn, wooden storage shed, brick storage outbuilding, rubber chip area to right hand side, block paved area to rear of garden with wooden cabin/summerhouse, double gate to side with access to front of property.

DRIVEWAY & PARKING:

Driveway parking for three vehicles.

AGENTS NOTES:

Council Tax Band:

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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