HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Ashurst Drive

Freehold
Tax Band: C

Chelmsford, CM1 6TN

Asking Price £350,000

3 1 2

Boasting both a STUDY and a PLAY ROOM, plus a LARGE 20' LOUNGE is this spacious and EXTENDED terraced home, with NO ONWARD CHAIN and offering excellent scope to improve. Also offering a GARAGE to the immediate rear, PARKING FOR 2 CARS, fitted kitchen, cloakroom, THREE GOOD-SIZED BEDROOMS, private rear garden and easy access to local amenities/schooling, plus two mainline train stations. Contact Hamilton Piers of Springfield to view!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:
8'6" x 5'6" (2.59m x 1.68m)
UPVC entrance door into porch, opaque windows through to lounge, radiator, doors to inner hallway.

INNER HALLWAY:
Stairs to first floor, under-stair storage, radiator, doors to-

LOUNGE:
20'9" x 11'2" (6.32m x 3.40m)
Double glazed window to front, radiator, door to diner/ office.

OFFICE / DINING ROOM:
10'3" x 9'5" (3.12m x 2.87m)
Window to rear into study/ playroom, radiator, door to kitchen.

KITCHEN:
13'7" x 7'9" (4.14m x 2.36m)
Double glazed window to rear, round edge worktops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units, integrated eye level oven, space for fridge freezer, washing machine, door to study/ playroom.

STUDY/ PLAYROOM:
11'6" x 6'2" (3.51m x 1.88m)
Dual aspect double glazed windows to side and rear with door to side, radiator, door to cloakroom.

CLOAKROOM:
Double glazed window to rear, pedestal hand basin, low level w/c, radiator, fully tiled.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard, loft hatch, doors to-

BEDROOM ONE:
11'6" x 9'7" (3.51m x 2.92m)
Double glazed window to front, built in wardrobes, radiator.

BEDROOM TWO:
9'9" x 9'7" (2.97m x 2.92m)
Double glazed window to the rear, radiator.

BEDROOM THREE:
8'0" x 7'11" (2.44m x 2.41m)
Double glazed window to front, built in storage, radiator.

BATHROOM:
Double glazed window to rear, bath with shower over, pedestal hand basin, low level w/c, chrome heated towel rail, fully tiled.

EXTERIOR:

REAR GARDEN:
Paved garden with access to garage at rear of the property, gate with rear access.

PARKING:
Driveway parking for 2 at rear of property outside the garage, ample on street parking available also.

GARAGE:
Garage to rear of property with side door access from garden, electric roller door to front, 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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