



Rushleydale

Chelmsford, CM1 6JX

Guide Price £375,000

Freehold
Tax Band: C



Boasting a very generously-sized UNOVERLOOKED rear garden plus a spacious 20' lounge/diner and separate kitchen is this three bedroom end terrace property. Benefiting from a GENEROUS FRONTAGE, plenty of POTENTIAL TO EXTEND (STPP) plus a garage (potential to convert) and parking. Offering a d/stairs cloakroom, ideally positioned in a tucked away walkway position and located just a short walk to all local shops/amenities & popular schools. Convenient access to A12 & Chelmsford City Centre and Mainline Station - Ideal for first time buyers!! Call Springfield's leading local property experts Hamilton Piers to view!



Rushleydale, Chelmsford, CM1 6JX

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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

UPVC fronted entry porch. Secure main entry door into;

INNER HALL:

Stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, tiled flooring.

KITCHEN:

11'7 x 7'9 (3.53m x 2.36m)

Double glazed window 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, gas hob with extractor hood over, space for fridge/freezer and dishwasher, wall-mounted boiler, radiator, tiled flooring.

LOUNGE / DINER:

20'0 x 11'8 (6.10m x 3.56m)

Radiator, wood flooring. Single part glazed door to rear aspect and patio doors to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, wood flooring.

BEDROOM ONE:

11'9 x 11'7 (3.58m x 3.53m)

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

BEDROOM TWO:

14'9 x 7'9 (4.50m x 2.36m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

8'7 x 7'9 (2.62m x 2.36m)

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

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, wood flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and very generously sized rear garden comprising patio area across property rear with remainder mainly laid to lawn, a series of trees and shrubs to borders, gated rear access and access door to garage.

GARAGE & PARKING:

Single garage (located at property rear) with parking. Additional on-street parking available to property front.

AGENTS NOTES:

Council Tax Band: C

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



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

