



Bramble Place

Chelmsford, CM1 4GD

Freehold
Tax Band: D

Offers In Excess Of £475,000



Boasting NO ONWARD CHAIN, a spacious 16' lounge/diner, modern kitchen plus a CARPORT with driveway parking for two vehicles is this three DOUBLE bedroom LINK-DETACHED property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, plenty of POTENTIAL TO EXTEND (STPP) and a GENEROUSLY-SIZED rear garden. Ideally tucked away in a CUL-DE-SAC position with convenient access to local amenities, popular schools & Chelmsford City Centre and Mainline Station - Perfect for first time buyers! Contact Hamilton Piers to view!



Bramble Place, Chelmsford, CM1 4GD

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure part-glazed entry door, stairs to first floor, radiator, Amtico flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin, space for tumble dryer, radiator, Amtico flooring.

KITCHEN:

10'1 x 7'1 (3.07m x 2.16m)

Double glazed window to front aspect, a series of fixed matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), Amtico flooring.

LOUNGE / DINER:

16'6 x 15'4 (5.03m x 4.67m)

Double glazed window to rear aspect, under stairs storage cupboard, two radiators, Amtico flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

13'8 x 9'6 (4.17m x 2.90m)

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

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin, radiator, tiled flooring.

BEDROOM TWO:

17'2 x 10'7 (5.23m x 3.23m)

Double glazed windows to front and rear aspects, radiator, carpeted flooring.

BEDROOM THREE:

11'7 max x 9'6 (3.53m max x 2.90m)

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, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Generously sized rear garden, enclosed by fencing and comprising patio area with remainder laid to lawn, timber built storage shed and gated side access.

CARPORT & PARKING:

Carport with parking for two vehicles.

AGENTS NOTES:

Maintenance & Service Charge: Approx £400 per year

Council Tax Band: D

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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