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Church Lane

Freehold
Tax Band: C

Little Leighs, Chelmsford, CM3 1PQ

Guide Price £300,000

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Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED & generously-sized rear garden, plenty of ORIGINAL CHARACTER FEATURES throughout and a detached GARAGE with parking for 2-3 vehicles is this two DOUBLE bedroom mid-terrace cottage. Benefiting from a cosy lounge with open fireplace, STUDY/dining room and spacious kitchen with further POTENTIAL TO EXTEND (STPP). Ideally situated in a quaint village location on the periphery of Chelmsford, with convenient access to A120/M11, Beaulieu Station and Chelmsford City Centre/Mainline Station. Perfect for first time buyers! Call leading local property experts Hamilton Piers to view.

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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:
Entry door into small porch area. Secure main entry door into;

STUDY / DINING ROOM:
10'5 x 8'5 (3.18m x 2.57m)
Lead-lined glazed window to front aspect, stairs to first floor, under stairs storage cupboard, electric storage heater, carpeted flooring.

LOUNGE:
11'3 x 10'6 (3.43m x 3.20m)
Lead-lined glazed window to front aspect, central log burning fireplace with exposed brick hearth and surround, electric storage heater, carpeted flooring.

KITCHEN:
11'6 x 7'9 (3.51m x 2.36m)
Lead-lined glazed window to rear aspect, a series of fitted matching base and wall units, edged work surfaces incorporating a ceramic sink unit, space for cooker with electric hob, space for low level fridge, freezer, washing machine and dishwasher, tiled flooring.

REAR LOBBY:
Built-in airing/storage cupboard, tiled flooring. Secure door to rear aspect.

SHOWER ROOM:
Opaque glazed window to rear aspect, double shower unit set behind glass enclosure, low level WC, pedestal wash hand basin, electric heated towel rail, wood flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Lead-lined glazed window to rear aspect, carpeted flooring.

BEDROOM ONE:
11'3 x 10'6 (3.43m x 3.20m)
Lead-lined glazed window to front aspect, fitted wardrobe, electric storage heater, carpeted flooring.

BEDROOM TWO:
10'5 x 8'1 (3.18m x 2.46m)
Lead-lined glazed window to front aspect, built-in storage cupboard, electric storage heater, carpeted flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked and generously-sized rear garden comprising hardstanding patio to property rear with pathway, remainder mainly laid to lawn with a variety of mature trees, shrubs, fruit trees and flowering plants, gate to rear with access to storage shed and timber-built garage.

GARAGE, DRIVEWAY & PARKING:
Timber-built detached garage and driveway parking for 2-3 vehicles.

AGENTS NOTES:
Note: This property is of timber-frame construction.

Council Tax Band: C

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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