



Blacklock

Chelmsford, CM2 6QL

Freehold
Tax Band: C

Guide Price £350,000



Boasting an UNOVERLOOKED & recently re-landscaped rear garden, spacious 17' lounge, kitchen/diner & CONSERVATORY is this well-presented three bedroom mid-terrace property. Benefiting from SOLAR PANELS, a GARAGE (potential to convert*) with ALLOCATED PARKING and ideally set in a CUL-DE-SAC position. Located just a short walk to all local shops/amenities & schools with convenient access to A12/A130, Chelmsford City Centre & Mainline Station - Perfect for first time buyers!! Contact Hamilton Piers, Chelmer Village's local property experts, to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure part-glazed entrance door, stairs to first floor, carpeted flooring.

LOUNGE:

17'10 x 13'8 max to 10'5 (5.44m x 4.17m max to 3.18m)
Double glazed window to front aspect, radiator, carpeted flooring.

KITCHEN / DINER:

13'8 x 10'3 (4.17m x 3.12m)
Double glazed window to rear aspect, a series of 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 double oven, gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, tiled flooring. Door to conservatory.

CONSERVATORY:

10'0 x 8'6 (3.05m x 2.59m)
Double glazed windows to rear aspect, brick built with UV glass roof, radiator, LVT flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

MASTER BEDROOM:

11'7 x 9'0 plus recess into wardrobe (3.53m x 2.74m plus recess into wardrobe)
Double glazed windows to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:

10'2 x 6'8 (3.10m x 2.03m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:

10'2 x 6'7 (3.10m x 2.01m)
Double glazed window to front aspect, built-in cupboard/wardrobe, radiator, carpeted flooring.

FAMILY BATHROOM:

Panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and recently re-landscaped rear garden, enclosed by fencing and comprising patio area to property rear with central area laid to lawn, pathway with access to garage.

GARAGE & PARKING:

Single garage (located to garden rear with off-street access) fitted with power, lighting and an electric up & over door. Allocated parking for one vehicle to property frontage.

AGENTS NOTES:

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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