



Wilshire Avenue

Chelmsford, CM2 6QW

Freehold
Tax Band: D

Asking Price £375,000



A very well presented, EXTENDED & RARELY AVAILABLE link detached home on a corner plot, located in a quiet CUL-DE-SAC within Chelmer Village. Boasting a spacious 15' LOUNGE with separate CONSERVATORY, fitted kitchen, 45FT PRIVATE, LANDSCAPED REAR GARDEN. Further offering two DOUBLE bedrooms with built in wardrobes, RE-FITTED SHOWER-ROOM, entrance hall & d/s CLOAKROOM plus driveway parking & GARAGE with potential to convert into ADDITIONAL ACCOMMODATION (stpp). Conveniently located within walking distance to local schools & shops, and easy access to City Centre. Call Hamilton Piers, Chelmer Village's local property experts, to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite entrance door into hallway, stairs to first floor, radiator, wooden flooring, doors to-

CLOAKROOM:

Double glazed window to front, vanity hand basin, low level w/c, radiator, vinyl flooring.

KITCHEN:

9'09" x 5'11" (2.97m x 1.80m)

Double glazed window to front, round edge worktop with stainless drainer sink inset, electric hob with extractor over, integrated oven, matching wall and base units, wall mounted boiler, space for washing machine and fridge freezer, tiled splashbacks, radiator, vinyl flooring.

LOUNGE:

15'05" x 12'00" (4.70m x 3.66m)

Double glazed french doors to rear onto conservatory, electric fireplace, under stair storage, radiator, wooden flooring.

CONSERVATORY:

10'02" x 9'07" (3.10m x 2.92m)

Brick base with double glazed windows, french doors to rear onto garden, wood effect flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Storage cupboard, loft hatch, doors to-

BEDROOM ONE:

10'02" x 9'11" (3.10m x 3.02m)

Double glazed window to front, built in wardrobes, storage cupboard, radiator.

BEDROOM TWO:

9'09" x 8'07" (2.97m x 2.62m)

Double glazed window to rear, built in wardrobe, radiator.

SHOWER ROOM:

6'05" x 6'09" (1.96m x 2.06m)

Double glazed window to side, double walk in shower, vanity hand basin, low level w/c, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

45' (13.72m)

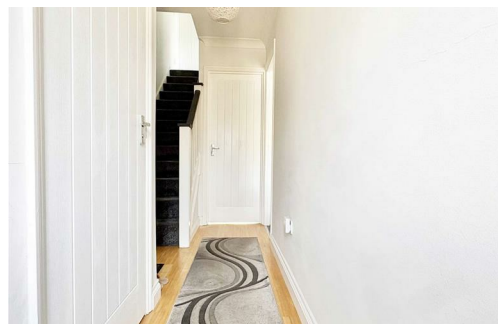
Landscaped rear garden with patio to immediate rear and border of garden, artificial turf to center with raised flower beds, shrubs to border, wooden garden shed, green house, door to garage, side access gate to front of property.

FRONTAGE & PARKING:

Driveway parking for one vehicle with further on road parking available, access to garage.

GARAGE:

Electric roller door to front, door to rear with garden access, 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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