

Rich Close

Great Leighs, Chelmsford, CM3

Guide Price of £325,000



Boasting NO CHAIN with POTENTIAL TO EXTEND and set on a CORNER PLOT is this three bedroom end terrace property. Benefiting from a GARAGE, allocated parking and set in a sought after village, 4 miles to Chelmsford Park & Ride - Viewings Advised.

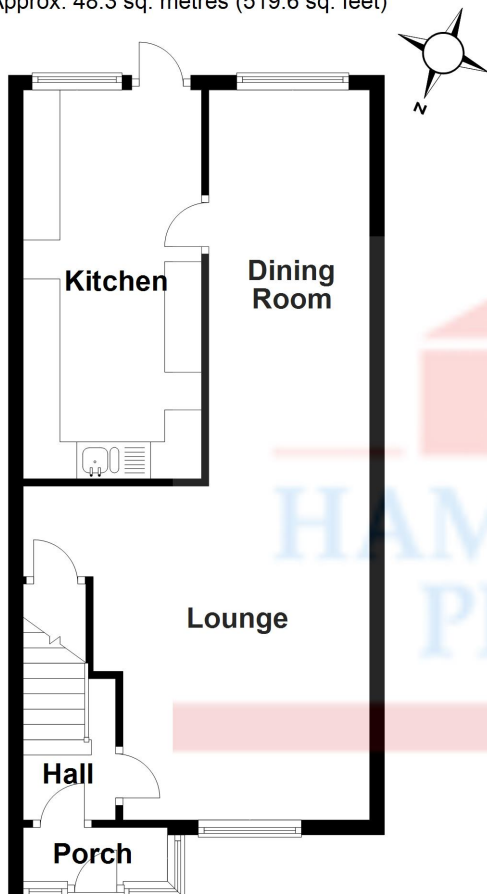


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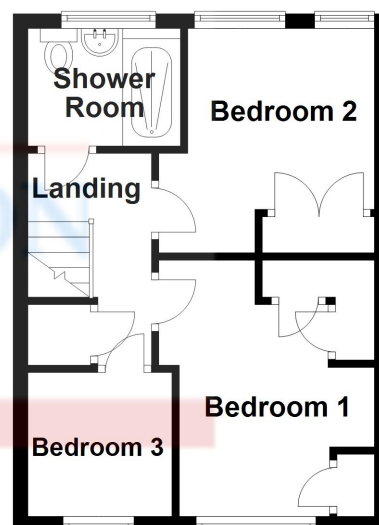
Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.3 sq. feet)





Total area: approx. 79.4 sq. metres (854.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearing before making any decisions reliant upon them.
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Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

GUIDE PRICE £325,000-£350,000

Hamilton Piers, Great Leighs leading local property specialists, are delighted to offer for sale this three bedroom end terrace property, boasting NO CHAIN with POTENTIAL TO EXTEND and set on a CORNER PLOT. Benefiting from a GARAGE, allocated parking and set in a sought after village, 4 miles to Chelmsford Park & Ride.

The property itself is ideally located in the popular village of Great Leighs, set on the periphery of Chelmsford City (10 mins), benefiting from a variety of local amenities/services, with easy access to A12/A120, nearby Chelmsford City Racecourse and less than 5 miles to the nearest station (Cressing) which offers a regular service to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE PORCH:

Double glazed windows to front and side aspects, part-glazed entrance door, tiled flooring, smooth ceiling. Door to inner hall.

INNER HALL:-

Stairs to first floor, radiator, carpeted flooring, smooth ceiling, door to lounge.

LOUNGE: (23'01" x 14'05" MAX)

Double glazed window to front aspect, radiator, understairs storage cupboard, carpeted flooring, smooth ceiling, open plan to dining room.

DINING ROOM: (9'08" x 7'03")

Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling, door to kitchen.

KITCHEN: (17'10" x 7'10")

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, fully tiled, one and a half bowl sink and drainer with central mixer tap, space for fridge freezer, washing machine and cooker, tiled flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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Airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (11'06" x 9'07")

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM TWO: (10'03" x 9'08")

Double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE: (6'07" x 6'09")

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BATHROOM:

Double glazed opaque window to rear aspect, double shower with power shower, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Enclosed front and side gardens are mainly laid to lawn with mature hedging, hardstanding pathway to front door.

REAR GARDEN:

Enclosed rear garden, hardstanding block paving with mature borders, shed, oil tank, access via side gate to the front of the property.

GARAGE, DRIVEWAY AND PARKING:

Detached garage in a block and an allocated parking space within a short walk to the property.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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